

**SEACLIFF PLANTATION COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING**

August 4, 2004

MINUTES

1. The meeting was called to order at 4:50 p.m. in O'Connor Realty's Conference Room – Kilauea, Hawaii.
2. Present: Rohn Boyd, Rick Jones, Jim O'Connor, Elizabeth Freeman, Ileana Carreno, Don McConnell, and Christi Groesbeeck.
3. The Minutes from the last Board of Directors Meeting dated April 29, 2004, were approved.
4. Treasurer's Report – Jim O'Connor informed the Board that the homeowners' dues were up to date except for Lot 24A and two other property owners who will be settling their accounts as soon as other outstanding issues are resolved. Jim then told the Board of the current amount in the Seacliff Homeowners Account.
5. Rohn inquired about an issue from the last meeting in regards to the landscaping at the front gate at Seacliff, and the Board decided to discuss that issue at a later date.
6. Manager's Report – Jim O'Connor discussed the following issues:

Acceptable Uses of Property – Some homeowners in Seacliff have been hosting various parties/weddings/receptions that might be construed as not being within the boundaries of the Seacliff CC& R guidelines. The Board discussed that the homeowners should be able to have a party if it is a personal and private gathering with a reasonable number of guests, but there should be some type of guidelines drawn up and adhered to for anything that might be viewed as a commercial business get-together.

Maintenance File Issue – The Board recommended sending a second letter to a specific homeowner in regards to his lack of properly maintaining his lawn, and wait for a response before simply sending someone out to cut the lawn and then sending the bill to the homeowner. Jim said that he would draw up the letter and send it out immediately.

Request for Waiver - One of the homeowners claims that someone is stealing some of their bushes off of their property, and they requested that the Board compensate them for not only the bushes that have been taken, but also would like the Board to pay their dues for the last four months that they have not paid. The Board agreed that there is no just cause for the Board to pick up the cost of the missing bushes or the homeowner's delinquent dues.

Zoning Violations – The Kilauea Neighborhood Association (KNA) has made several complaints to the County Planning Commission in regards to the front gate of Seacliff and that the KNA wants the gate removed. The Planning Commission sent out a notice that either a zoning and building permit be obtained or else the gate will be removed. Jim explained that an SMA application will need to be obtained, completed, and returned to the County even though the road leading into Seacliff is a private road because it is still considered an SMA. The Board suggested obtaining counsel to contact the County of Kauai Planning Commission to resolve issue; the motion was made by Ileana Carreno to hire counsel and was seconded by Rick Jones. The suggestion to hire Andy Beaman was made by Jim O'Connor and Elizabeth Freeman.

7. Rohn discussed the need to speak with Security Guard, Sakae Takanaka, about letting guests in the gate that Sakae may have seen in the past without forcing the guest(s) to dial in on the keypad to the homeowner's house to request the homeowner to let the guest(s) in or not. Rohn will talk with Sakae about the matter.
8. Election of Officers: The Board decided to keep the same Board members as last year. The Board members for 2005 are: Rohn Boyd (President), Elizabeth Freeman (Vice-President), Rick Jones (Secretary), and Jim O'Connor (Treasurer).
9. The date for the next meeting was not decided upon yet because of the outstanding issues that need to be followed up on before the next meeting.
10. The meeting was adjourned at 6:50 p.m.