

Seacliff Plantation Community Association

Minutes

Annual Meeting

Lehua Room, Prince Club House

Princeville, Kauai, Hawaii

Tuesday March 4, 2003

1. The meeting was called to order at 5:35 PM.
2. The Secretary certified that the required quorum was present either in person or by proxy.

Present: Ileana Carreno	Jim O'Connor	Austin Lenahan
Rob Thompson	Mary O'Connor	Peter Somers
Elizabeth Freeman	Marilyn Lenahan	Edele Sher
Rohn Boyd	David Livingston	Rebecca Lenahan
Roberta Haas	Phyllis Somers	Lisa Larkin
Schmidt/NSE	Schlessinger	Rosenblum
Hughes	McKibben	McConnell
Brennan	Hromoko	Jones

3. The minutes of the January 22, 2002 annual meeting were read and approved.
4. Elizabeth Freeman as vice-president filled in for the president. No president's report was given. Elizabeth thanked Mary O'Connor for once again arranging a fabulous array of food and beverages for the meeting. Elizabeth also announced that Peter Somers was retiring from the board and thanked him for his years of service as its secretary.
5. Peter Somers presented the Secretary's report. The annual State of the Association report was distributed and discussed. The Association remains debt and lawsuit free, plus the reserve account has grown to over \$60,000.00. The 4th. Amendment of the C.C. &R's change has been recorded. The Kahili Quarry Road easement in favor of individual Seacliff owners has been recorded also.
6. Peter Somers gave the Audit Committee report. Rohn Boyd was the other member of the audit. One dues payment was recorded in current year rather than year 2003 income. This has been corrected on the financial report. Otherwise the Manager's financial report was accepted as is.

7. Peter Somers distributed the proposed 2003 budget and 2002 expenditure/revenue report. The 2002 expenses came right in on budget and the only increases in the 2003 budget were a slight increase in utility costs. Jim said that he expects to repave Pali Moana Place this year and sufficient funds are in the reserve account to cover the work.

8. Jim O'Connor gave the Manager's report. He again gave a brief history of the Kahili Quarry road going back to the 1860's. Jim also went over the hiking, equestrian, and picnic area easements within the Wildlife Refuge and the parking area at the far end of Kahili Quarry Road. Jim discussed the local farmer's desire to have part of lot 26, but felt the restrictions on water use made large scale farming unrealistic. 2002 was a great year for real estate sales and prices. Jim said that Seacliff remains the top residential sub-division on Kauai in terms of sale prices. It is quickly approaching the point where it will cost a minimum of a million dollars for a Seacliff lot. Rohn Boyd's spec house is priced at 7.9 million and a realtor, Rob Thompson is building his own home in Seacliff. Only one home site is left that will not require either an SMA or Open/STR permit. The County is considering a ban on new gated communities. In response to a question about pedestrian access, Jim said we have the right to block access (we have had a gate for years) but have found it unnecessary.

9. The election of Board of Directors and Design Review Committee was opened. There were no nominations for Director from the floor. Elliott Rosenblum was nominated from the floor for Design Review Committee. The election was conducted using secret paper ballots. The Lehahan family counted the votes. The Winners are: Rohn Boyd, Ileana Carreno, Elizabeth Freeman, Rick Jones, and Donald McConnell for Board; Rick Jones, Elliott Rosenblum and Peter Somers for Design Review Committee.

10. The date of the next annual meeting was set for Tuesday, March 2, 2004 , 5:00 PM at the same location.

11. No new business was brought up.

12. The Meeting was adjourned at 7:05 PM.