

SEACLIFF PLANTATION COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING

April 20, 2006

-DRAFT-  
MINUTES

- The meeting was called to order at 4:46 p.m. in O'Connor Realty's Conference Room – Kilauea, Hawaii by the President, Rohn Boyd.
- Present: Rohn Boyd, Kathleen Boyd, Elizabeth Freeman, Rick Jones, Don McConnell, Jim O'Connor, Mary O'Connor, Ileana Carreno, Chris Jaeb, and Christi Groesbeeck.
- Rohn welcomed Chris Jaeb to the Board and thanked Rick Jones for nine years of serving on the Board.
- The Minutes from the last Board of Directors Meeting dated February 16, 2006 were motioned for approval by Rohn Boyd and seconded by Ileana Carreno.
- Old Business
  - a. Rick called Mike Longley to ask for a time and cost estimate for the fence that will be put up alongside the Ag park. Longley said that he could start on it next week, and it would consist of galvanized posts, pins, and wires. Approximate cost would be around \$13,000. Other landscaping, including putting up a hedge, was also suggested and Jim suggested using Gustavo to do the landscaping. Board discussed options of what could be put up and would cover well.
  - b. Elizabeth suggested making permanent signs out front which welcomes walkers and bicyclers into Seacliff but also lets people know that their dog(s) should be on leashes. Jim said that he had already ordered street signs and other miscellaneous signs for Seacliff, but that we could add another sign "welcoming the public" to the order once Elizabeth comes up with the suggested wording for the sign.

- c. Currently, there are green flags that Sakae put up around the perimeter of the grounds at the front gate so that the public would stop tearing up the grass with their cars, etc., but Kathleen suggested possibly donating some of her own rocks to align along the perimeter so that there was a more permanent border and the flags could be taken down.
- d. Jim brought up the need for the Board to establish some guidelines/rules for burning trash in Seacliff, as previously discussed at the annual meeting. Don said that he would draft something that addresses some "short term" solutions such as burning only small-sized piles, always notify your neighbors in advance, make sure that there is always someone there to monitor the trash burning so that it does not get out of control, etc. As for the grading/grubbing issue, it was agreed that a letter would go out to the homeowners advising them of proper grading/grubbing/grassing procedures.
- New Business
    - a. Chris Jaeb stated that he would like to update the electronics, and even the aesthetic look, of the front gate at Seacliff to make it more appealing and inviting to the public. He said that both the gate and the call box simply look old and outdated, and that people might think the same of the properties and the subdivision as a whole. He said that it was mentioned at the Kilauea Town Plan meetings that the primary thing that the residents of Kilauea did not like the most was the front gate at Seacliff because of the message that it sends to the public (that the public is not welcome inside the gate). Kathleen stated that a gate is still a "gate", and that changing the look of the gate is not going to change the perception that the Kilauea residents have of a gated community; they simply do not want to see a gate at all. Chris even mentioned putting up video screens of each side of the gate so that the locals could check out the waves on the screens instead of having to come inside the gate.

Rick said that all of these improvements that had been discussed needed to be prioritized, and that other issues, such as the fence and landscaping along the perimeter of the Ag park, need to be addressed first before any costly improvements on the gate should be made. He

also mentioned that all of these improvements are fine in the long term as long as safety in the community is not compromised. Don said that everyone needs to look at how well the gate is really working and ask themselves why there are only 25% of the homeowners physically living in Seacliff when the subdivision is almost twenty years old.

Mary suggested simply redoing the landscaping around the gate instead of tearing down the old gate and putting in a new one (especially because of the cost involved). It was also discussed to possibly put in benches throughout the subdivision as well as bike paths down the road in the future as funds become available.

- b. The nomination and election of officers was held, and Elizabeth Freeman was elected as President, Rohn Boyd as Vice-President, Jim O'Connor as Treasurer, and Rick Jones as Secretary.
- c. The next board meeting was tentatively set for Tuesday, June 3, 2006.
- d. Next year's annual meeting was tentatively set for Tuesday, April 3<sup>rd</sup>, 2007 at 5:00 p.m.; still need to decide on a place to hold the meeting.
- e. A motion to adjourn the meeting was approved and the President closed the meeting at 6:37 p.m.

# SEACLIFF PLANTATION AT KILAUEA BAY

## COMMUNITY ASSOCIATION

### Guidelines for Burning (DRAFT 4/28/06)

*(Note: The burning of construction waste is prohibited under both State and County ordinances.)*

The combination of additional residences being constructed within the Development, the associated occupancy of those residences, and the prevailing trade winds have generated circumstances where green waste burning has become annoying to several residents. As a result, requests have been made to the Board to clarify current restrictions and to establish additional guidelines if required.

Article II, Section 5.06 of the "Covenants, Conditions, and Restrictions" (CC&R's) for the Development provides the Association with the authority for the adoption of rules and regulations regarding matters such as these.

At the present time, State regulations govern the burning of green waste from agricultural businesses. Licenses and permits will be issued for a fee (e.g. \$50 for a 10 acre parcel) given the following:

1. An agricultural business exists which pays the associated General Excise Tax.
2. No burning on "No Burn" days as specified by air quality officials.
3. Volumes and times determined on a case by case basis.
4. Notification the Fire Department of a planned burning event.
5. On site supervision and fire control equipment
6. Other restrictions specific to the business activity as developed by the State.

Additionally, the County of Kauai regulates green waste burning for households.

1. No burning on "No Burn" days.
2. Limited to 25 pounds per household per day (not per burn).
3. On site supervision and fire control equipment.
4. Burn only between 9 AM and 6 PM (No Smoke after 6 PM)

#### **Community Association Guidelines:**

First and foremost homeowners must abide by the State and County ordinances.

In the long term, the Board recognizes that a "No Burn" policy will eventually prevail. However, as an interim measure, the Board of Directors has adopted, the following, more restrictive, guidelines.

1. A 24 hour notification to all potential downwind neighbors of the intention to burn.
2. Ensuring the piles are as dry as possible to minimize smoking.
3. Limiting the times of burning to 12 Noon to 2 PM Monday through Saturday.
4. The homeowner be present and supervise the burning activity.

The Board plans to review the burning situation on an ongoing basis and adjust restrictions as necessary. Please contact any Board member should you have concerns or questions.