

Seacliff Plantation Community Association
Minutes
Annual Meeting
Lehua Room, Prince Club House
Princeville, Kauai Hawaii
Tuesday January 22, 2002

1. The meeting was called to order at 5:20 PM. As previously announced the start of the meeting was changed by the Board from 4 PM to 5 PM to allow more members to attend. The Secretary certified that the required quorum was present either in person or by proxy.

Present: Rick Jones Jim O'Connor Bill Stevenson
 Crystal Jones Mary O'Connor Peter Somers
 Elizabeth Freeman Marilyn Lenahan Adele Sher

 Rohn Boyd Darta Hollands Richard Duffy
 Robert Haas Phyllis Somers Jeanette Dikeman
 Lisa Larkin Beverly Benoit

By Proxy:

 Carreno Herman Rosenblum
 Hughes McKibben Oppenheimer
 Lein Hromoko O'Neill

2. The minutes of the January 23,2001 annual meeting were read and approved.
3. Rick Jones gave the President's Report. Rick introduced the new members of the Association. Rick reported that the Seacliff Board had a quiet year. No new capital projects were undertaken. Stewardship of the existing landscaping and other improvements plus building up the cash reserve fund was the primary accomplishments in 2001. Repaving Pali Moana Place is likely in the next year or so, but we should have sufficient reserves to cover the work. Rick also commented on the number of new homes either under construction or in the planning/permitting process. Finally Rick said it was a pleasure working with Jim and Peter on the board. He pointed out that the other two board members had not made more than one meeting and hoped the membership would elect people more able to be involved.
4. 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 \$46,000.00. The 4th Amendment of the CC&R's change is still lacking 4 home site signatures. Peter requested those who have not yet signed to do so. The Kahili Quarry Road easement is still pending, although progress has been made. Jim O'Connor said the road is now owned by Kauai Mortgage Investors, of which he is affiliated, and the individual easements are being drawn. The numerous property sales have made the list of owners a moving target. Jim requested anyone who had not sent Peter Miller a copy of their title insurance to do so at once. Peter Miller is trying to recover our legal expenses but needs to know who insured each lot. A copy of the December 26, 2001 letter regarding this litigation was distributed. Another letter was received at 4PM today indicating further

progress. The Association once again thanked Elizabeth Freeman for shouldering the lion's share of the expense and effort.

5. Jim O'Connor gave the Manager's report. He gave a brief history of the Kahili Quarry road and the easement resolution. Jim remarked that Seacliff Plantation is regarded as the premier housing estates on Kauai. Real estate values continue to rise since the gate and landscaping improvements were completed. Jim talked about 7 new house-building projects either started or in planning within Seacliff. New Seacliff Estates, a group represented by Jim, is still in the process of annexing lot 26, bordering Iwalani Way and Pali Moana Place into Seacliff. Peter Somers reminded the meeting that the Board has offered Jim the same startup assessment relief as it offered to the former owner. Jim still expects that land from lot 26 adjacent to the corner of Kahili Quarry and Kilauea (Lighthouse) Roads will be deeded to the County of Kauai as a public park.
6. Rohn Boyd gave the Audit Committee report. Peter Somers was the other member of the audit. Several missed receivables were corrected and one income item reclassified. Otherwise the Manager's financial report was accepted as is.
7. Peter Somers presented the proposed 2002 budget and 2001 expenditure / revenue report. An increase of \$4,000 in the maintenance budget for landscaping and \$2,000 for Guard Service were the only significant increases in the 2002 budget. A \$1,500 reduction was made in the Legal budget as no legal actions are expected. The \$41,850 surplus was noted, plus the fact that another \$6,600 of remaining 2001 dues was already collected bringing the reserves to \$48,000. Jim O'Connor was complimented for instituting a more aggressive invoicing and collection policy for dues.
8. Rick Jones opened voting for Design Review Committee and Board of Directors. Rohn Boyd and Elizabeth Freeman were nominated from the floor. The election was conducted using secret paper ballots. The Winners are: Rohn Boyd, Elizabeth Freeman, Rick Jones, Jim O'Connor and Peter Somers for Board; Richard Bass, Ileana Carreno, and Rick Jones for Design Review.
9. The date of the next annual meeting was set for Tuesday, March 4, 2003 at 5:00 PM. The date was moved to avoid mailing in mid December (Christmas rush) and to hopefully allow more members to attend. The members were well pleased with the refreshments arranged by Mary O'Connor and the Prince Club House location.
10. Under new business Richard Duffy raised a concern about guests being able to call him from the gate after hours. Peter Somers confirmed that sometimes the call box scroll feature went haywire due to humidity. The guard had recently been trained on how to check and reset the box. Additionally it was noted that a 3-digit number could be entered to call any member. There was no other new business.
11. The Meeting was adjourned at 7:10 PM.