

Kapilana Estates Homeowners Association Board Meeting

Date: 08 January 2018

Time: 6:30 p.m.

Location: Teleconference

Board Members: Neil Robinson, Diane Prenger, Bill McGowen, Bernice Cohen, Tom Widowski, Brian & Jen Roberts

Agenda

I. Agenda/Minutes

- a. The meeting agenda was reviewed. Motion to approve made by Bill, seconded by Tom, and approved.
- b. Motion was made by Diane and seconded by Bill to approve the previous Board meeting minutes.

II. Agreements Made by Email

- a. No resolution agreements were made for discussion.

III. Project Update

- a. Sea wall repair: Brian has logged many hours talking to designated officials and contractors regarding options to repair the sea wall in front of building 10. The permits from Ameren Missouri would be \$300 plus \$100 per linear foot. This project has morphed into a giant. This option would mean we have to pull all previous permits, which we don't have, and bring all docks, piers, etc. up to today's code. The cost is prohibitive. An alternative option would be to dig out behind the wall, pour the concrete footing, pinning the two sides together, then backfill with rocks to ensure proper drainage and support. Brian has talked to contractors who can perform this option which have the same results needed to save the wall. We have to have the work completed before the lake water level rises. Brian will continue to research solutions.
- b. Unit 5C: The owner said the floor was sagging and would like to have the problem looked at and evaluated. Brian contacted a structural engineering firm to assess the sagging floor and come up with a solution. The firm should begin the evaluation this week and findings will be mailed.

- c. Dock Boards: Neil has been working with a company on the East coast to obtain quality dock boards at the least expensive cost. An order will be placed as soon as delivery arrangements are finalized.
- d. Unit access: The Kapilana Estates Rules and Guidelines states that whenever the unit is to remain unoccupied for more than 24 hours, the main water supply to the unit is to be shut off. In order for the management company to enter the unit, keys or codes are needed. If locks and codes have been changed, please stop by the office and provide a key copy or the new codes.

IV Grounds Maintenance Update

- a. The cedar tree blocking the view in 1B will be cut to ground level and all debris will be removed at a cost of \$250.

V Financials – Treasurer

- a. The current bank balance is \$135K.
- b. There are no delinquent assessments.
- c. Currently there are no bills over \$3K that need Board approval.
- d. The comparison of the budget from planned versus actual have not been completed at this time.
- e. The books are up to date and ready for the annual tax filing.

VI Other Business

- a. All financial information has been posted to the website.
- b. Website updates needed. Brian will speak to others regarding taking ownership of the website to update as needed. Brian said he would be glad to help. Neil has taken on this responsibility for the past 8-9 years.
- c. There seems to be some confusion about boat slip assignments and a boat slip license. To alleviate this confusion, only boat slip licenses will be required. When ownership is questioned, a license is the only way to avoid confrontations. Please check with Neil to make sure yours is filed with Kapilana. All members agreed to this change.
- d. A motion to adjourn was made by Diane Prenger and seconded by Tom Widowski. Motion approved and meeting adjourned at 8:15 pm.

Respectively submitted,

Bernice Cohen, Secretary
Kapilana Homeowners Association

