

# ROYAL KUNIA COMMUNITY ASSOCIATION

## MINUTES

### REGULAR MEETING of Board of Directors of the ROYAL KUNIA COMMUNITY ASSOCIATION

**DATE:** Wednesday, October 11, 2017

**PLACE:** Royal Kunia Community Center  
94-750 Anoiki St.  
Waipahu, Hawaii 96797

**PRESENT:** President Doey Guasch, Vice President Chris Campbell, Treasurer Wayne Nakamoto, Secretary Kelli Smith & Director Thao Tran

**BY INVITATION:** General Manager (GM) Albi Mateo  
Kimberly Andrade, Administrative Assistant  
Hawaiiana Management Executive (ME) Susan DeCorte

**HOMEOWNERS:** M/M Robert Purdie, M/M Francis Cunningham, M/M Matt Torres, Jerry Heslip, John Petriches, M/M Edwin Mariano, Colin Wright, Boni Morales, M/M Rey Pahinag, Jenna Hausvik, Les Takasane, Renny Chee, Kelli Uyeda, Primrose Leong-Nakamoto, Rick Wight, Don Thigpen, Susan Olegario, Jenny Guasch, Nerissa LaPoint, M/M Tony Palermo, M/M Martin Wilson, Roberta Ching, M/M Richard Roberts & Kathy Foote

**CALL TO ORDER:** Noting the presence of a quorum, President Guasch called the meeting to order at 6:00 P.M.

#### **MINUTES:**

A *motion* was made by Treasurer Nakamoto, seconded by Secretary Smith to approve the Minutes of the Regular Board Meeting & Executive Meeting of September 13, 2017, as submitted.

#### **TREASURER'S REPORT:**

A *motion* was made by Treasurer Nakamoto, seconded by Secretary Smith and carried unanimously to approve the Financial Statement for the month of August 2017 as submitted, subject to audit.

**GENERAL MANAGERS REPORT:** GM Mateo's written report is on file with the Association's records.

1. Dog Park (Rec Park) – GM Mateo is currently obtaining additional bids.
2. Community Rec Center:
  - a. Installation of PV – GM Mateo reported this matter is pending KRP's signature. HECO will only accept PV applications signed by Owner(s) on title with C&C Honolulu Property Tax Records.

#### **COMMITTEE REPORTS:**

1. Design Committee – (Chair Nakamoto) There was no report.
2. Government Affairs / Education – There was no report.

**UNFINISHED BUSINESS:**

1. DRC – Rec Park – This matter was discussed during the GM Report.
2. Meadows at Royal Kunia
  - a. Ad-Hoc Preservation, P2 Land – President Guasch reported the Board has completed interviewing Land Use attorneys. The BOD will discuss and select an attorney in Executive Session.
  - b. Rep. Ty Cullen facilitated a meeting for the Board with CM Pine (Zoning Chair) on Oct. 4, 2017. Ad-Hoc Co-Chair LaPoint participated in the meeting. CM Pine to review docs running with the land and its current Zoning use.
  - c. Board of Water Supply submitted an application with DPP to trench and install a water meter off of Anoiki Street. Building Permit issued Oct. 4, 2017.
  - d. Community Noise Permit issued by Dept. of Health.
3. Letter MVFC – A motion was made by Director Tran, seconded by Secretary Smith and carried unanimously to approve the request to conduct a drone-video to utilize in a television commercial of the Community Recreation Center grounds “only”.

**NEW BUSINESS:**

1. Purchase of Banners (Monthly Regular BOD’s Mtgs) – GM Mateo will obtain information to install a message board verses purchasing banners and/or obtain an A-Frame Sign and place at the community center one week prior to the monthly scheduled Board Meeting.
2. Approval of 2018 Budget – A motion was made by Treasurer Nakamoto, seconded by Vice President Campbell and carried unanimously to approve the 2018 Budget prepared by Hawaiiana Management with no increase in Association Fees (Master) and Management Fees for 2018. 2018 Product Fee increases as follows:
  - (2632) Site 299 – 3% / \$79.21
  - (2634) Site 6 & 7 – 15% / \$38.02
  - (2636) Country Lanes – 4% / \$50.09
  - (2638) Court Yards – 5% / \$25.00
3. Site 299 DLA Vote – Legal Counsel will provide a letter that will be sent to Site 299 homeowners of the result.
4. Trees of Hawaii (Proposals) / Lot 01019 & 07077 – A motion was made by Vice President Campbell, seconded by Treasurer Nakamoto and carried unanimously to approve the proposal submitted by Trees of Hawaii for the removal the tree located on the front lawn of Lot 01019, due to termite infestation for the amount of \$1,047.12.

A motion was made by Secretary Smith, seconded by Vice President Campbell and carried unanimously to advise GM Mateo to negotiate the cost to \$3,000.00 to include tax, for the removal of the (3) Carob Trees located at Lot 07077, submitted by Trees of Hawaii.


5. Letter from Boy Scouts of America – The Board denied request to charter a new Cub Scout pack in the RK area.

**NEXT MEETING:**

The next regularly scheduled Board Meeting is scheduled for Wednesday, November 8, 2017 at the RKCA Community Center, 94-750 Anoiki St., Waipahu, Hawaii 96797 at 6:00 P.M.

**ADJOURNMENT:**

Hearing no objections, President Guasch adjourned to Executive Session at 8:18 P.M.

  
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Kelli Smith, Secretary  
Royal Kunia Community Association

Nov. 8, 2017  
Date

Submitted by:  
Susan DeCorte  
Management Executive