

# HAWAIIAN ACRES ROADS CORPORATION BOARD MEETING MINUTES

September 27, 2020 @ 2 PM - Meeting via ZOOM:

<https://us04web.zoom.us/j/79626226979?pwd=RW8rOXh0OTBvRHd4ZlhicTJ3ejgx09>

Meeting ID: 796 2622 6979

Passcode: WuTc50

## Board Members:

President: Geneva Jackson, present  
Vice President: Jordan Epperson, present  
Treasurer: Open, Accepting Applications  
Secretary: Deborah (Debi) Lowe, present  
Secretary Pro Tem: Open, Accepting Applications  
Director: Graceson Ghen, present

## Road Representatives:

Road 1: Jordan Epperson  
Road B: Debi Lowe, Accepting Applications  
Road C: Open, Accepting Applications  
Road D: Graceson Ghen  
Road E: Open, Accepting Applications  
Road F: Open, Accepting Applications  
Road G: Geneva Jackson, Accepting Applications

<b>ALOHA!</b>  <b>We are:</b>  <b>A ll</b> <b>L andowners</b> <b>O f</b> <b>H awaiian</b> <b>A cres</b>
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## Aloha Etiquette:

- Listen for understanding
- Be respectful
- Be concise
- Avoid repetition
- Agree to disagree
- Use appropriate phone/device usage

5 guests attended this meeting.

Review of Aloha Etiquette & Request for any Public Comments to be submitted via email to [hawaiianacresroads@gmail.com](mailto:hawaiianacresroads@gmail.com) as stated on the agenda

## Call to Order at 2:05 PM for first HARC ZOOM meeting

Geneva stated that we will continue to offer all meetings via ZOOM and Geneva welcomed all with our welcome of ALOHA and what the meanings are for each initial.

Introductions of board and road reps and Geneva stated we are accepting apps for all road reps and that River is likely to be Road C rep; Roberta will likely be stepping into the E Road rep position. Currently no public comments, but Geneva willing to answer any questions from Jim H and Roberta B.

Approval of June 14, 2020 meeting minutes: Geneva stated that all meeting minutes sent to board asap after meeting to approve or disapprove and the minutes are put on our website “pending approval” at HARC4u.com so anyone can read the minutes. Roberta asked when the annual meeting is, and Geneva answered that due to our “new circumstances” the annual meeting will now be on 12/12/2020 at the Assembly of God Church in Kurtistown at 2 PM and via ZOOM. Motion to approve 6/14/2020 minutes was made by Debi Lowe and Jordan seconded. Motion passed.

**HACA Community Center break-in.** HARC did NOT have any records stolen; if there were any records stolen it was from records that were 10 to 20 years ago, but Geneva could not determine that any records were stolen. What was stolen from the HARC cabinet was the safe that had an old Go Pro and several thumb drives that were backup for old files that were on the old HARC computer. Debi and Geneva have all the more recent records, and again it appears that no records were stolen from HARC. HACA did have checks, QuickBooks paperwork, the deed to the community center, and their safe stolen. Mr. Schabell can give more information as to what was stolen, as well as, Geneva believes the report of the stolen items is in HACA’s minutes in the meeting conducted after the theft.

## HARC Banishment from Community Center by HACA Board:

HARC was asked to leave the Community Center with no specific logical reason. Geneva stated that she thought all in attendance to this meeting have read the letter from HACA and the response from HARC did not address the specific accusations by HACA because we did not want to do finger pointing. The response specifically addressed the business of HARC and the fact the Community Center was given to the community for both HACA and HARC and should be used as such. Geneva stated that both Jim and Roberta want access of the Community Center returned

to HARC because the Articles of Incorporation list the Community Center as HARC's place of business, whereas, the place of business on HACA's Charter is an address in Honolulu. Geneva stated that she did not know if HACA has their charter and bylaws listed on their website, but HARC does. (HARC4u.com)

### **Flood Zones**

Flood zones has been an issue in the Acres since the establishment of our subdivision. Geneva has spoken to Matt Kleinfelder on many an occasion to assist her in communicating with the Army Corp of Engineers, which he has done so, and the Army Corp of Engineers is currently out checking drainage in regard to flood zones in the Acres. This project is moving forward and it is hoped that the Army Corp of Engineers will have a report out before the end of the year. (Though due to COVID, the report may be delayed to next year.)

### **Approval to Use Emergency Funds for HARC Mailer**

In the 6/14/20 meeting the board approved to use emergency funds to pay for the annual mailer, with the approval of over \$2500 to Hawaii Printing. Generally, when you see the amount in the Emergency Funds account, it is around \$3500, which we prefer to have on hand for when emergencies happen like hurricanes. As of right now, if one estimates \$400 for 7 roads, that isn't much to have on hand to fix road issues that occur when flooding occurs. \$3500 is nothing when it comes to emergency funds. We will be pulling out the money for the mailer from Emergency, which all will see be reduced when the December financials come out because it is the only account from which we can pull and we are legally obligated to get this annual mailer out. However, we are saving dollars by labeling envelopes and doing our own envelope stuffing.

### **Request by President of HACA**

HARC received a request by the President of HACA to understand the HARC financials and any money market or other accounts that HARC has. HARC does not have any money market or hidden accounts. We only have one account at one bank. In QuickBooks, we are able to have separate accounts for each of our lettered roads and Road 1, as well as, three exit route accounts for Road 11, Road 9, and Road B/2/Enos that were all approved by the HARC board back in 2019. Years ago, the Acres had been divided into four quadrants, and actually, Jim Hoffman was a quadrant leader, and Roberta Brashear-Kaulfers was the creator of the old system. For those of you who do not know Roberta, she was on the HACA board, one of those who created HARC and wrote the bylaws for HARC. We are all excited to have Roberta back. The HARC board approved Mr. Schabell to review financials.

### **Donation of New Computer**

A community member donated a new laptop to HARC since the old HARC PC died.

Approval of Margie Nelson to have access to HARC email. The board approved Margie to have access to the HARC email to assist in completing Maintenance Demands and help with making mailing labels for our annual mailing.

### **ZOOM and new bylaws**

Another proposed amendment to the proposed revised bylaws is to add the ability of offering meetings via ZOOM so people can get online to attend these meetings. The new bylaws with this amendment shall be undertaken by the new board in 2021 and sent out to lot owners for a vote next year.

### **Insurance:**

Neither HACA nor HARC had no insurance that covered any items stolen during the HACA break in. HACA did have insurance but the value of any loss was not high enough to be covered by the deductible from what we understand. We want to look into insurance for the future, but with records and office assets being at various Directors' homes, it may be that our own homeowners' insurance would cover any stolen items.

### **Nomination Committee:**

The nomination committee has added Joyce Seyferth and Robert Brashears as two more candidates for the HARC board. Very excited to have 4 more candidates to add to the current officers up for the HARC board.

### **New Vendors and Insurance:**

New vendors going forward are to provide insurance certificates naming HARC as additionally insured. Letters are to go out to vendors the first of 2021.

## **Old Business**

Geneva continues to talk with D9 operators to advise of best routes to take through Acres in order not to damage roads.

Bank statements and financials as approved at 6/14/20 meeting are posted on the HARC4u.com website, so people need to stop reading Facebook postings stating that no one knows where the funds for HARC are going and just read all the documents on our website.

## **Road Rep Reports:**

**Road 1 (Jordan Epperson):** Patched holes in asphalt with remaining cold patch plus picked up another couple tons of cold patch and fixed as many potholes as possible. Currently out of cold patch and can use more. In late June Jim Rietveld brought material to fill potholes and spread in worst areas of unpaved section between E and F with 3" drain rock and this was paid for by members of the community. Brett Burdge did 7.5 hours of box blade scraping on the unpaved portion and this made a huge difference. Martin Gross been doing a lot of volunteer work, making drainage, filling holes with material he bought himself, and some of the community service volunteers have been helping, too.

**Road B (Debi Lowe):** Not a of money on Road B. First of July, 1 load of 3" put in major pond areas between 4 and 2. 17 Tons of ¾ base on flat sections between 6 and 7. Tom Lowe filled many potholes between 6 and 7 with 1.5" drain rock that we purchased ourselves. 2 Tons of cold patch at bottom of B near 8 and on worst areas of drive strips between 6 and 4. We had several community services people did weed eating on side of drive strips between 3 to 6 and on corners.

**Road C (Geneva Jackson):** Cold patch on lower section of C around 10, 2 tons of cold patch. Beginning of August, between 7 and 8, 2 tons of cold patch. Geneva will assist River to reassess where the next load of aggregate will go.

**Road D (Graceson Ghen):** Since June, \$200 went to share a load with Pete Epperson of 1 load of aggregate, 1.5" on upper D. Another load of aggregate between 9 and 11 was ordered for Pam and Gary that was matched by HARC. There is a PO out for cold patch just below 8 and a PO for 1 ton of cold patch between 3 and 4 for some drop offs that need fixing. Geneva has coordinated a lot of these drops that have been ordered in the past. The community service volunteer, Ron, weed wacked a lot of corners, ditches and areas near 5 and below 8. Several of us spent 6 hours weed whacking the ditch below 6. There is still a PO for 5 tons of cold patch that is to go on the hill near 6. Graceson asked anyone who knows of someone who has a trailer for sale, let him know, as he would like to be able to pick up the cold patch himself.

**Road E (Geneva Jackson):** Geneva stated that Graceson did a chart of D road that showed who on their road paid the dues. He found out that the majority of the dues were being paid by those on the high side of Road 8, not the lower area who had been complaining that they needed more funds. She would like to see this type of accounting provided to each Road rep in the future. Geneva stated one lot owner had a trailer who picked up 5 tons aggregate to put down between 7 and 8. The community service volunteers, Roberta, Joyce and Geneva worked on the road between 7 & 8, Roberta's husband and another lot owner had 2 tractors to smooth down the aggregate. 2 more loads of drain have been put down in this area that were paid for by lot owners, not HARC funds. And a PO for 5 tons was used to put on 7 to 6 with labor for the spreading of this material paid for by lot owners. Roberta updated stating 4 loads down, 2 between 7 & 8 and 2 between 7 & 6. She requests \$300 from the HARC budget to finish the last bad section coming off 8. Then, the whole road will be done between 8 to 6. Tractor work was done between 1 to 6 done in spots, specifically working on drainage. Per Geneva, the next load really should be aggregate between 1 & 2 because the lot owners there have been waiting a while. The community service volunteer will be going out to weed whack between 2 and 4 and a small load between 8 & 9. Needing to do cold patch between 1 & 3.

**Road F:(Geneva Jackson):** Community service volunteers weed whacking corners when they have time and a couple of these volunteers hauling in aggregate here and there. Geneva has talked to some of the lot owners who have blocked drainage and they have given some funds, but there are not enough funds to provide the aggregate needed between 7 & 8.

**Road G (Geneva Jackson):** Between 1 & 3, 16 Tons of material 3" drain spot work on pond and low areas. D9 operator had damaged some of drive strips despite taking down some trees to try to avoid drive strips. The D9 did widen the road in some areas that did help.

**Financials:**

Debi explained the financials to everyone in regard to the financials posted and to call her at 990-5887 if any questions. Graceson stated that he saw that he had an extra transfer fee that should not have been there. Geneva asked to double check that fee as it looks as though the Title Company sent a combo transfer fee. NOTE: Debi did look into this and ended up communicating with the transfer company and they did send a combo check to HARC. Debi and Geneva wrote check 5952whacking to HACA on 9/30/2020 with the respective tmk to cover the transfer fee that should have gone to HACA. (Will also be on 12/12/20 Agenda)

Geneva stated that just by working on the road, people do give you money. She always takes pictures of any money and gives out receipts to people because there are those few who accuse HARC volunteers of malfeasance. Geneva stated that in 2019 there was no one interested in being on the board because so many now and in the past have been picked on by "serial harassers," and Roberta and Randy had been picked on before all of us. We have been accused by the President of HACA that HARC is not a valid board because we have not had a vote for the past 2 years, however, as Geneva stated, our bylaws state that if no one is available to be a candidate, we go back to the last applications and to those on the board who are willing to be appointed. In all of 2019, there was only one new applicant.

Roberta had one question regarding that the County has responsibility of cutting back the shoulders of the roads. We need to ensure we have some sort of accountability with the county, plus there were supposed to be streetlights at the corner of each lettered road. Geneva will follow up with the cutting back of the shoulders and the flooding because the County is not cutting back enough, as well as, the installation of lights that should have happened years ago. Geneva asked Jim Hoffman if he had questions, but he did not and Geneva applauded him for attending our meeting and hoped that he will get back to HACA. As far as accusations that Geneva Jackson has been accused of not being a lot owner in Hawaiian Acres, Geneva stated that she, Debi Lowe and Graceson Ghen went to the bank to have her grant deed notarized to the fact that she is indeed a lot owner in Hawaiian Acres as she is on the "instrument" of the legal paperwork for her grant deed stating that she and her husband own 2 lots in Hawaiian Acres.

- Improvement District: For more information please see the HACA website <https://www.hawaiianacres.org/>

**COMMUNITY INFO**

Moho/8rd concerns - County Puna roads division 808 966 5906

Report Abandoned Vehicles- make model license plate/VIN & location to [watch@hawaiianacres.org](mailto:watch@hawaiianacres.org)

Police non-emergency line for any issues requiring Police attention: 808-935-3311

New HARC Phone Number (808) 313-0542

**Meeting Adjournment** - Meeting adjourned at 3:03 pm.

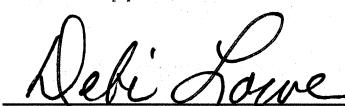
Next Board Meeting is Saturday, December 12, 2020 at 2:00 PM @ Assembly of God Church, Kurtistown and via

ZOOM -<https://us04web.zoom.us/j/76472192765?pwd=WHV4NDkvV05kbIN1UDcvSnRoOXpzdz09>

Meeting ID: 764 7219 2765

Passcode: czyu1Z

Minutes approved unanimously 12/12/2020 without changes

  
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Debi Lowe, Secretary

12/14/2020