

KLRF BOARD OF DIRECTORS

BOD MEETING MINUTES

Date of Meeting: March 16, 2024

Place of Meeting: KLRF Farm Office

Roll Call of Members:

Present:

Dwight Burdick, President
Silivenusi Manufekai, Vice President
Kim Le Richardson, Treasurer
Cindy Dawson, Secretary
Kristina Shimabukuro, Director
Francis Robiniol, Director
Adonis Mason, Director

Introduction of Guests:

Robert Alcorn, KLRF Lawyer

Absent:

Elliot Arana, Farm Super-Intendant
Virgil Vegara, Customer Service & Web Technician

Quorum established

Next meeting: April 6th, 2024

Call to order at 10:18am

Adjournment at 12:17pm

Approval of Minutes:

KLRF BOD Meeting Minutes of February 24th, 2024 were approved with changes.

AGENDA:

Farm Superintendents' report - By Elliott Arana

- A. Discussion of report submitted on March 16, 2024 – Further discussion tabled to next meeting on April 6, 2024

Farm Compliance report - By Joe Doughty

- A. Report received on March 2nd & March 7th tabled until next meeting on April 6, 2024

KLRF Customer Service & Web Technician – Virgil Vegara

- A. No report submitted

OLD BUSINESS:

- A. Discussion to hire employee for KLRF office. Suggestion – write a job description, come up with a salary.
- B. Discussion to upgrade existing office to have employee space and board meetings space. Suggestion to hire Geri 20 hours per week.

- C. Budget 2024 – keep 2023 budget numbers for 2024 budget. Dwight made the motion to approve, Cindy second the motion. All board members in attendance unanimously approved.
- D. Proposal for butterfly valves – Commercial Plumbing proposal received, Dwight will sign. Dwight made motion to approved, Kimi second the motion. All board members in attendance unanimously approved.
- E. Discussion on Poncho's Solar – submarine batteries were used Dwight had them give new batteries; a billing will be coming. Generator is still running until the pull switch can be installed.
- F. Discussion Foreclosures / Delinquencies
- G. Discussion of Vehicle stickers tabled until next meeting. Vee Three Marketing to do email blast / charge \$10 each

NEW BUSINESS:

- A. Discussion to hire new management company
- B. Discussion of Contracts submitted by My CPA's, Huakai Mgmt, Equity Properties, & Lacambra & Associates, CPA LLC
- C. Robert Alcorn discussed options available to KLRF
- D. Discussion of Equity Properties proposal – put on hold until KLRF can obtain more quotes
- E. Discussion to request quote from Hawaiiana Mgmt., Associa Mgmt, Hawaiian Properties, etc.
- F. Current Options –
 - 1. Sign new month to month proposal with My CPA's, keep current Association Management contract until September
 - 2. Keep current Association Management contract until September and hire Lacambra & Associates, CPA LLC to do the accounting until September or until a favorable proposal with a new management company is received and approved.
 - 3. Sign new proposal with Huakai Management
 - 4. Sign new proposal with Equity Properties

Vote –

- 1. Zero
 - 2. 4
 - 3. Zero
 - 4. 3
- G. Vote #2 to keep current Association Management contract until September and hire Lacambra & Associates, CPA LLC until September is in effect as of April 1st, 2024. Kimi will notify Lacambra & Associates, CPA LLC of approval of their contract.

With clarification that the above contracts will be cancelled if a favorable proposal for a new management company to take care of all KLRF items is received & approved before September 2024.

- H. Discussion for Vee Three Marketing to send out email blast being transparent for new CPA company.
- H. Dwight made the motion to forgo late fees for 6 months due to change over, Kimi second the motion, all board members in attendance unanimously approved.
- I. Discussion to buy Buildium for KLRF to own.

Minutes Approved for distribution by:

******signature on file******
Dwight Burdick – President

March 16, 2024
Date: