

**NANAWALE COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**March 12, 2014**  
**Minutes**

**CALL TO ORDER: 6:30 pm**

**BOARD OF DIRECTORS:** *Madie Greene, Paul Martinez, Minerva Chenoweth, Al Kualii, Mark Workman, Larry Jarrett, Glen Bousquet*

**ABSENT:** *Gwen Kupahu, Ronnette Gonsalves.*

**COMMUNITY REPORT:** *No report was given*

**GUEST SPEAKER:** *Cliff Townsend, Plant Manager for Geothermal*

*Mr. Townsend presented the following stats and info.*

***OPERATIONS:***

- *6.4 years without a lost time accident*
- *Plant running smoothly, all equipment in normal operation*
- *Averaging 35 – 36 MW*
- *Anticipate normal preventive maintenance schedule and capital expenditures this year*
- *Beautify PGV and tilapia pond is going great and we are considering aquaponics next*
- *New response line phone numbers, 886-517-1610, 808-369-9094, 985-873-0935*
- *In 2013, PGV's Fixed Pricing Contracts compared to HELCO's Avoided Costs Rates Saved HELCO Customers about \$7 million dollars*

### **BUSINESS DEVELOPMENT:**

- *The Geothermal Public Health Assessment Study Group – report completed and submitted to Mayor Kenoi in September 2013.*
  - *8 Specific recommendations*
- *Windward Planning Commission approved funding for 4 of 8 recommendations*
  - *Monitoring Equipment purchase*
  - *Groundwater Analysis*
  - *Meta-Analysis of H2S*
  - *HGP-A Sampling & Testing*
- *State Legislature*
  - *Anti-Fracking, Repeal Act 97 & Streamline Permitting*
- *HELCO RFP*
  - *HELCO stated that pricing proposals were not low enough and more technical information is needed*
  - *HELCO to issue request for additional information*

### **REPORTS TO BE ACCEPTED INTO RECORD:**

#### **°January 2014 Board Minutes;**

*Paul Martinez motioned to accept, Al Kualii second the motion, all in favor, motion passes.*

#### **°Treasury Report;**

*Madie Greene motioned to accept, Larry Jarett 2<sup>nd</sup> the motion, all in favor, motion passes.*

*Madie Greene asked for any discussion, Board Member Paul Martinez spoke up and said that he feels that we should look into contracting our services out. He looks at how much money we spend, payroll, repairs, fuel etc. Paul feels that the staff brought it upon themselves, bickering about borrowing, always closed with PTO day as well as off on Holidays. He's been paying close attention to the minutes and budget. He asked General Manager, Robert Berry about the last minutes, where Minerva Chenoweth asked where the funds come from for our Annual Christmas Event. It was mentioned that partial funds comes from Geo Thermal rent, and he notices that under the rent line item, it's says zero. General Manager, Robert Berry explained that the reason he sees zero is Geo Thermal has*

*not paid their annual rent yet, and he already spoke to the General Manager, Mr. Townsend prior to the beginning of this meeting, and Mr. Townsend reinsured him he will look into it and make sure Nanawale is paid. Paul Martinez then mentioned that we should still see if there is a cheaper alternative. He's sees a lot of money going out and not much to show for it. We should look into seeing if it would be cheaper if we just contracted our staff out. Paul Martinez then asked who has a company credit card, and why doesn't the budget show in detail of what's being purchased. General Manager, Robert Berry explained that it is broken up. That each line item is the break down. When the monthly credit card bill comes in, it has to be broken down to each charge to make sure each line item is falling in the right category of what was budgeted for. Both the General Manager and Maintenance Supervisor has a credit card, but no purchase over \$500.00 can be made without Board Approval and every purchase prior to being paid is reviewed by no less than two Executive Board members that sign the checks and P.O invoice. In addition, every year in April our CPA Auditors look at all the statements and matches it to the minutes. Further discussion took place and Larry Jarrett asked for a motion to create a committee to look into a cost comparison study. Mark Workman volunteered to look into the cost on outsourcing staff crew. Board member, Glen Bousquet motioned to table topic for further discussion. Community Member, Phil Jennings stood up from the audience and asked the Board to stop bickering, that the members present didn't come to witness this poor and unprofessional behavior. Glen Bousquet apologized and topic was tabled.*

#### **PROGRAM DIRECTOR REPORT:**

*° **Environmental Director**-Glen Bousquet; No report was given.*

*° **Maintenance Director**-Paul Martinez; Paul Martinez reported that he is very happy with Bruce's work and his crew.*

*° **Neighborhood Patrol Director**-Al Kualii; Al Kualii grouped his report together with Architectural. He requested all Neighborhood watch report to him of any new structures.*

*° **Policy Director** - Minerva Chenoweth; Minerva Chenoweth requested final approval on new Policy regarding borrowing equipment. She asked each Board member if they had the chance to review it. After further discussion, it was decided to table item to allow Board members to fully read Minerva's draft of the policy.*

- **Recreations Report**- Recreations Director, Ronnette Gonsalves was absent. Report was given by General Manager, Robert Berry. Robert Berry reported that the last food drive went very well and smooth.*

## **NEW BUSINESS:**

- **Minerva Chenoweth**-New changes in Board positions.

*Glen Bosquet stepped down as Vice President. Minerva Chenoweth nominated Glen as President. Larry Jarrett 2<sup>nd</sup> the motion, all in favor, motion passes. Glen Bousquet named new Board President. Madie Greene stepped down as Board Chair. Minerva Chenoweth motioned to nominate Madie Green as Vice President. Mark Workman Motioned to nominate Larry Jarrett as Vice president. Roll call to vote took place. All in Favor for Larry Jarrett. Two votes for Board Member, Larry Jarrett by Paul Martinez and Mark Workman. Call for votes for Madie Greene. Three votes for Madie Greene, Minerva Chenoweth, Al Kualii and Glen Bousquet. Motion passes, Madie Greene nominated and accepted Vice President position on the Board.*

- **Glen Bousquet**-Approval for tree removal

*A bid was presented to the Board for removal of several over hung trees on the Associations easement that needed to be cut back to allow Helco access for a customer. Mark Workman motioned for approval, Paul Martinez 2<sup>nd</sup> the motion, all in favor, motion passes.*

- **Mark Workman**-Request to form a new Board Committee. Mark Workman presented an idea to head up a committee that he would be in charge of, that would basically invite business to the community. Bringing people from the outside in. He would like to call it "Visionary Planning Committee". Madie Greene requested him to place it in writing with a goal and objective, so everyone could get a better idea of what the job and responsibilities would be. Mark Workman requested that the Board Meetings be changed to every month and not every other month. That there should be proper signage letting the General public know of upcoming meetings. Mark Workman requested the office to place it on the Marquee out front, and it was never done. General Manager, Robert Berry explained to him that it is posted. The Schedule meetings are posted on both sides of the mail boxes, on both inside and outside of the front office door, as well as on the website. The Marquee was taken down due to kids changing the letters to inappropriate words. Further discussion took place and Item was tabled by Glen Bousquet.

- **Larry Jarrett**-Video recording of Board Meetings. Larry requested that the Board meetings be video recorded. Madie Greene informed him that it is recorded. Larry said he wasn't aware. Robert Berry, General Manger informed him that he did tell him that when he came into the office to have this line item placed on the Agenda. That all the meetings are recorded but not video recorded. Larry then said that he was surprised that the minutes aren't better if that is the case.

- **Robert Berry**-Koa website request that we update and install new version. Robert presented information that Koa needed to install an update to our Website that would make it more secure. The cost would be \$800.00 and it is not budgeted. After discussion, Madie Greene motioned to approve the expenditure to update the website. Al Kualii 2<sup>nd</sup> the motion, all in favor, motion passed.
- **Glen Bousquet**- Request to build a bus stop and pave two sections on Kona Road. We have property available to place a bus stop that will allow the bus route to go deeper in and be available and in place once the end of Kehau road opens up by the county. Further discussion took place. Paul Martinez wanted it to be known he is against it and would not like a bus stop placed near his property. After continue discussion, line item was tabled for a later meeting by Al Kualii.

#### **MEMBER TESTIMONY:**

*Community member, Dennis Carlson informed the Board that a neighbor of his had their catchment tank stolen and a neighbor behind them had two guys threatening the owner and was going to go on her property. He said that he was able to get the license plate number and gave it to the police but has yet to hear of any outcome. Madie Green and Al Kualii asked him to offer them the license plate number and they would follow up.*

**MEETING ADJOURNED:** *Glen Bousquet motioned for the meeting to be adjourned, Madie Greene 2<sup>nd</sup> the motion, all in favor, meeting adjourned at 8:30.*