

May 2 2026 KCA Quarterly General Meeting

Agenda:

- Board changes: Leah's resignation, directorship roles
- Update on land purchase
- Volunteer days at Papaloa Bay Community Resource & Cultural Center
- Volunteer days at National Park
- Legal & financial counsel for land purchase
- Nominations for board elections

Kate reads minutes from last meeting. Rich motions to approve minutes, Theo seconds.

Treasury update: \$29,585.85

5K went toward escrow down payment

Carol motions to approve, Devon seconds.

Board changes: Leah's resignation, board elected Chuck as president. Pio had a stroke, and will likely not continue on the board. We currently have 6 board members

Update on land purchase from Theo and Chuck: In escrow; discovered \$4K taxes for sale, so the seller counteroffer at \$54K and we accepted. We have 3 months for inspection period, with another \$5K due then around October. Another 3 months to close afterward.

Kukui and Theo began clearing land last Saturday, and put tape 15ft in from perimeter.

Glitch on title: unclosed but paid mortgage on land; seller's realtor is looking into it. Scott recommended a real estate attorney to look at it. Wolf recommended Judy as real estate attorney. We have the option to accept an unclear title if it becomes too complicated.

Theo: we have been accused of not operating correctly as a non-profit, so we want to get legal advice for that, as well as pursue non-profit board training.

Theo makes a motion to allocate \$2K for potential legal fees regarding land purchase and non-profit legal guidance. Kate seconds.

Unanimous approval

Recommendations: "Legal shield" recommended by Wolf, state of Hawaii non-profit advice by Josslyn

Update with funding from county budget hearing: Chuck shares that it looks like there is money in the open space part of the budget. Shane Sinenci is sponsoring this. It sounds hopeful according to his secretary. Money would be available in July. This would be for \$59K. Second reading of budget is May 15th. We should be able to get in touch with the Council office and inquire if KCA made it through the first reading.

Noe: She has been in contact with the office, and we made it through the first round.

Theo: Stephan Reeves said in order to solicit donations we need to update our legal status.

Theo will do that this week.

Rich proposes to amend sale price to \$54K, Devon seconds. Unanimous approval

Theo: we will be doing a survey of the land, somewhere between \$2.5K and \$6K, depending on whether we can use the survey Lacey recently did.

Theo proposes "Papaloa Bay Community Resource & Cultural Center" as name, Rich seconds.

Volunteer days at Papaloa Bay Community Resource & Cultural Center

How many volunteer days do we hope to have before deadline? Lots of trees we want to take out but we don't have permission to do that. Vines are hiding ground, and that's mostly what we want to do first.

We do not have permission to install fence yet, so we are only clearing up to about 20ft from cliff.

May 9th is the first volunteer day at 10am. **Kate will send out email about this.**

Volunteer days at National Park - Keahi talked with superintendent of national park about volunteer planting days. They want to know when and how many we might be. Planting lower parts of national park (by road, makai side), they have plants in nursery already.

First Saturday of the month, every three months, starting early in the morning, maybe 8am.

Keahi will contact park.

Legal & financial counsel for land purchase and board training:

Questions for lawyers: How can we change our by-laws if we want to elect board members to the board instead of for specific positions?

Josslyn Akoi recommends looking for "Board member education and training"

Ideally, they could come here and do a local training that could be available to community

Nominations for next years' board:

Kate proposes to renominate current board: Chuck, Keahi, Kate, Ryan, Kukui, Theo for positions they currently hold. Rich seconds.

Noe nominates Tony

Mike nominates himself

Dino nominates himself

Wolf nominates himself

Mike proposes to approve the board's decision for Chuck as president, Ryan seconds.

Ask Leah for official letter of resignation.

Figure out what our quorum is for the board.

Jocelyn Akoi makes a motion to **find a ho'oponopono practitioner**, Rich seconds.

Unanimously approved.

Recommending Pulama and Manu to hold ho'oponopono

Giant Mane'e (bowl) for healing is coming to Hana. It is big enough to be used as a classroom

Ho'olani Hana is the receiver of the bowl (Meleana's project)

Jocelyn Akoi will send info

Mike suggests \$2K for Pio's medical expenses from our budget. Rich proposes. Keahi seconds.

Let's make a link on the website to Pio's family venmo.

Calendar update: Kate made website calendar. Email to add events. Volunteering, meetings,

Rich motions to adjourn, Kate seconds.

Jan 31 2026 KCA Special General Meeting

Agenda:

- Land purchase presentation by Chuck
- Proposal by Chuck to purchase land
- Discussion by Leah: what does the community want to see on this land?
- Proposal by Theo: \$10K contribution from KCA bank account to land purchase
- Discussion and proposal by Kate: Fundraiser for land purchase
- Announcement by Keahi: Na Koa Anuenue relationship with KCA

Treasury report from Theo: \$19,976.17 (besides post office expense ~\$100)

Expecting ~15-19K from Sue Wong Trust in the next two months

This is a third of the interest on the Trust (divided between Rick Rutiese's building program, KOI and KCA).

Chuck: Land Introduction

~1 year ago Chuck began committee to find land for a meeting place to be built.

Chuck got in touch with one of the son's of the property owner (Peter Nova) of the parcel across from the churchyard.

Offering to us for \$50K (\$4K less than it was valued at when they purchased).

Scott has offered to be our realtor pro-bono.

We need to come up with \$50K and the closing costs. We have already received \$10K.

It's class C conservation (highest level of conservation).

Intentions for land: covered meeting place, playground, community gardens, hub for first aid supplies i.e. defib

“community resource center” not just “community center” for legal reasons.

Carol: Can we legally do everything we want given the conservation designation?

Rich: I think yes, could possibly also take the sub-designation of conservation of
Chuck proposes we purchase land; Mike seconds.

Discussion:

Noe- Could realtor be able to look at what we are able to do with land given conservation?
Are we clear that there are not back taxes?

Chuck: no back taxes on parcel

Board wants to put covenant on land so that it will always be owned by KCA and always
be for all community use.

Pat: add to covenant that no residential use can ever be

Chuck: one of the first additions made to land would be a safety fence on full perimeter.

Pat: Might not be able to do thatch and catchment roof

Laura: How are we going to pay for this? Owner finance?

Theo: we aren't considering owner-finance. we are going to request at least a 6-month
period of escrow so that we can rally money and funders, fundraisers. We don't want to be
in debt.

Leah: We want to take the opportunity to come together and buy it together through
fundraising / fundraiser events.

Noe: This is a good thing; we have been waiting so long. Do something at the Taro Fest in
March. Let's put our selves out there. Even just have a booth to get the word out about our
project. Sell starts to raise money.

ACTION ITEM: Reach out to Taro Fest org to have a booth.

Pat: Very supportive of a playground. A place to meet is a great idea.

Theo: In escrow agreement, we can clear vines, so that we can make sure everything looks
good i.e. not a graveyard or full of old motor oil.

Theo: might be \$10K in closing costs. Scott recommended a survey. We want to get it into
escrow ASAP to secure the land.

Pat: why offer more than we need to as down payment for escrow? In case we back out?

Theo: I'm going to work with Scott to make it contingent on inspection and approval.

ACTION: THEO - Talk to Scott about escrow agreement.

Ryan: Property tax is \$350 annually, \$175 due soon but they are up to date on property
tax.

Theo: We want to keep at least \$10K in bank account for su

Voting: unanimous approval for

Chuck proposes for us to earmark \$10K for land purchase; Rich seconds motion,
unanimous approval.

Road update: 8:30-3:30 mon-fri closed, but will switch to 7:30am soon.

Leah: we are drafting letter for fundraising. Donations are live on website. We are going to make another page on website specifically for that.

Leah: we won't make anything public until we are officially in escrow.

Chuck motion to adjourn, Rich second.

Jan 10, 2026 General Member Meeting

Aloha and Welcome

- Opening Pule
- Last Meeting Minutes
- Treasurer's Report/Financials

Opening Pule - Graf

Post Office renewal: Rich motion to approve \$106 for renewal, Chuck 2nd, passed.

Agenda Item: • Poponui and Kakanoni Access Updates - Sue Wong's caretakers requested that the KCA fund a new gate at the Poponui access after the gate was vandalized and stolen; need to vote on whether or not we want to use KCA funds toward a replacement gate. It was also requested that the KCA fund 4 weatherproof signs on premises stating the rules at both access points; need to vote on whether or not we use \$500 of KCA funds for these signs. The Kakanoni Point easement access will require the installation of a pedestrian-sized gate and combo lock. Also need to discuss Poponui access in the future/combination use and emergency access

Discussion on Poponui gate: Theo motioned for KCA to purchase an access walk in gate for \$150 (Sue Wong to install), 2nd Chuck, passed.

Signage for Poponui and Kakanoni Access approved for \$1500, motion by Chuck, 2nd by Rich, passed.

Agenda item:

- Website Updates- donation button

Agenda item:

• Ha'ilono O Haleakalā Newsletter - Leah requested to Honeygirl that Kīpahulu community members be able to volunteer with proposed planning/planting projects in the area - TBD as things progress

National Park update by Honeygirl:

- 2026 increase of fees for all non-US residents
- 8 holidays with no fee for entrance

- Summit volunteer work in the crater. Contact Honeygirl for more information
- New Summit Visitor center will be bilingual
- “Dark Sky” certification in the national park
- Youth summer program (14-18yo) for Kipahulu district

Committee to define “residents” in Kipahulu (for the purposes of who can vote in elections):
Kauiki proposed, Virginia 2nd, passed. Chuck is in charge of committee.

Chuck proposed that out of the 9 candidates, only 5 at large positions to be filled, 2nd Michael,
passed.

Voting

- Board Member Election

Nominees:

President: **Leah Reinhardt**, Laura Campbell, Andrew Verdi

Vice President: **Keahi Lind**

Recording Secretary: **Kate Chalupa**, Noe Lecker

Corresponding Secretary: **Leah Reinhardt**, Andrew Verdi

Treasurer: **Theodore Firestone**, Andrew Verdi

At-large Members: **Chuck Estin, Kate Chalupa, Pio Brown**, Wolf Hodnicki, Andrew Verdi,
Leah Gillespie, Ellorin Greer, **Kukui Kalalau-Beck, Ryan Zucco**

*****bolded names were elected**

Audio Recorder for Meetings: Michael motioned to buy audio recorder for meetings, amended to
speaker system (\$300 budget) so that we can hear each other better. 2nd by Theo, passed.

Kauiki suggest everyone review Robert’s Rules

Motion to adjourn by Kauiki, 2nd ____, passed.