

# **Puako Community Association**

**Board Meeting at Hokuloa Church with representatives of DW Aina Lea**

**October 14, 2009 6:30 PM**

**Present:** Gail Desilva, Steve Dunnington (co-owner DW Aina Lea), Bob Fewell, Mary Fox, George Fry, Sidney Fuke (planning consultant for DW Aina Lea), Sara Fuller, Peter Hackstedde, Reverend John Hoover, Michael Kapchinske, Ira Leitel, Corinne Onetto, Holly O’Riordan, Diane & Mike O’Toole, Narand Patel, Joe & Helen Pickering, Mike Price (South Kohala Traffic & Safety Chair), Ric Rapp, Judy Rowland, Rob Shallenberger, Robert Wessels (co-owner DW Aina Lea), Leonard & Bernice Wolf.

## **Peter opened the meeting**

**Treasurer’s Report:** Narand reported: checking acct.- \$2,206.43; maximize acct’ - \$16,276.84. Pay outs for Sept: Robby Robertson \$83.87 for community trash clean-up supplies; Jimmy Lawrence \$200.00 for 2 months transfer station landscape; Business Insurance \$1,400.00 for community liability insurance required by DLNR to allow us access for fire break maintenance. Copies of policy were sent to Honolulu and Hilo DLNR offices.

**Transfer Station Closures:** Peter asked that everyone go online ([hawaiiizerowaste.org](http://hawaiiizerowaste.org)) to voice their concerns to Solid Waste about the proposed closure days for our transfer station as well as the proposed fee per bag to dump at the transfer station. Everyone believes these will create illegal dumping on the Old Puako Road as well as elsewhere in the community.

**Oct. 22<sup>nd</sup> Meeting with Police:** There will be a meeting to discuss our concerns with the police.

**Fire Break Maintenance:** Peter continues to ask local Puako landscapers to dump their Puako mulch on the fire break to keep the vegetation from growing.

Rob voiced his concerns with DLNR’s enforcement of unauthorized wood removal in the firebreak.

**DW Aina Lea Proposed Development Plans:** Planning consultant Sidney Fuke gave a brief history of the 3,000 acre property stating that Bridge Capitol still owns 1,040 acres which is zoned FA 1A, agriculture, and has the zoning to construct 4 golf courses and to subdivide into 1 acre lots. DW has control of the remaining 1060 acres with plans for 385 affordable housing units, (currently going through the permitting process); 3,350 housing units; commercial buildings; an 18 hole golf course with a 40 unit lodge and has ability to construct 1 more golf course. The waste treatment plant for the 385 affordable units plus the rest of the project will be within the development. They are proposing pumping up Mauna Lani’s effluent to help with the project’s irrigation. They will need at least 1,800,000 gallons per day for the project.

They are drilling 3 wells. Current Puako properties that want additional water rights may need to negotiate with Mauna Kea or Mauna Lani.

The EIS (environmental impact statement), has been started. They went for a “project district zoning” which allows them more ability to re-position within the boundaries with approval and constraints from the Planning

Dept. They think it will take about 4 to 6 months to finish the plans and the EIS draft. The EIS draft should be available for public viewing by the end of the year or Jan 2010.

The plans for a signal at the Queen K. Highway depend on what the State Dept. of Transportation decides. The residents at Mauna Lani want a signal and a petition was signed by area residents and sent to DOT in support for a signal. The intersection needs to be completed by Nov. 2010, when the affordable housing is completed and at the developers expense. A signal installation costs \$3,000,000.00. The timetable for the proposed 2<sup>nd</sup> access at the fire station has not been determined.

A connector road between DW Aina Lea and the Waikoloa Village may not happen due to concerns voiced from the homes involved in the Village.

**The Developers said No timeshares are proposed for the DW Aina Lea project.**

Affordable housing units will be individual 2 story attached townhouses. 3 BR, 2 ½ bath for \$320,000.00, 4 BR, 3 ½ bath for \$345,000.000, each w/ patios, carports. 5% down with monthly payments approx. \$1,400.00 plus homeowner fees below \$100.00/ month.

They are proposing installing photovoltaic on carports to cut down on the infrastructure expense and to help keep the monthly maintenance fees for the affordable housing below \$100.00/ month.

**Nansay's Original Agreement with Puako:** Robert Wessels said they intend to honor the agreement by using brackish water to irrigate and therefore needing less fertilizers.

**Does the proposed DW Aina Lea Project reflect our South Kohala Development Plan?** The developers said it does.

**Live Ordnance Removal:** Currently there is daily sweeping and removal of live ordnances by 10 to 12 people.

**Peter thanked our guests and adjourned the meeting**

**Next PCA Board Meeting November 4, 2010 at Hawaii Vacation Office 6:30 PM**