

Haleakala Gardens AOO
Board of Directors' Regular Meeting – April 25, 2019
Haleakala Gardens Clubhouse

Handwritten notes:
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7-18
ILB

1. CALL TO ORDER

President Sharon Intravia called the meeting to order at 5:30 p.m. Mary Jane Kramer, President of JS Property Management, Inc. and Managing Agent for Haleakala Gardens AOO, acted as secretary pro tem for the meeting. Krista Barresi, Property Manager, JS Property Management Inc., was also present. Nine (9) Board members were present to establish quorum: Angela Falk (8G), Sharon Intravia (12A), Victor Ajlouny (20D), Ryan Marshall (7K), Betsy Bowan (7J), David Montgomery (12G), Aaron Yap (12C) and Jane Scott (7D), and Kathy Piimauna (2H).

2. CONDUCT OF MEETING

Robert's Rules of Order Newly Revised

3. APPROVAL OF MINUTES

BOD Regular Meeting January 17, 2019

MOTION: Victor Ajlouny moved to approve the January 17, 2019 BOD Regular Meeting Minutes. Ryan Marshall seconded. The motion passed unanimously.

3. REPORTS OF OFFICERS AND COMMITTEES

President's Report – Sharon Intravia gave the report. Trying to get some small projects cleaned up. Landscape is looking better.

Treasurer's Report – Kathy Piimauna gave the treasurer's report. See attached, March 2019 financials. Total Cash: \$1,028,629.

We were right on budget last year. Our actual Operations were variance from budget by 1% for the year.

Landscape Committee Report – Betsy Bowen gave the report. See attached. Purpose of the Landscape Committee is to assist in the long care, beautification and health of the plants on the property. The Committee meets regularly with CK Landscape to discuss ongoing projects and improvements. They are very responsive to our input and suggestions. We came up with a list of potential projects and things to look at. CK Landscape installed a new irrigation timer at Building 18. All of the repairs to the dripline and sprinklers are up to date. Mowing is being done with hand mowers. Will help with the long-term health of the lawns. One of the tasks is to make recommendations for the scheduled tree trimming and location of new bike racks.

Architectural Design Committee (ADC) – Ryan Marshall – no report. Will get the committee together to discuss the draft review that is in the packet.

House Rules/Compliance Committee – Victor Ajlouny gave the report. Have a House Rule that was approved by the committee and is before you to be approved. “No weapons, guns, knives with blades longer than 4 inches, machetes will be allowed at any time in or near the clubhouse. Including during our meetings. The exception will be to first responders who are responding to calls for service and for kitchen utensils (knives) that must remain in the kitchen during a rental”

We are now renting out the kitchen so will have to put something in there about kitchen utensils being allowed and must remain in the kitchen, i.e. kitchen knives.

MOTION: Victor Ajlouny moved to include the following to the House Rules: No weapons, guns, knives with blades longer than 4 inches, machetes will be allowed at any time in or near the clubhouse. Including during our meetings. The exception will be to first responders who are responding to calls for service and for kitchen utensils (knives) that must remain in the kitchen during a rental”. David Montgomery seconded. Angela Falk-no, Victor Ajlouny-yes, Sharon Intravia-yes, Kathy Piimauna-yes, Ryan Marshall-yes, Aaron Yap-yes, Betsy Bowan-yes, David Montgomery-yes, Jane Scott-yes. The motion passed.

Fireworks – Sharon Intravia discussed adding it to the House Rules that they are not allowed on property. Victor Ajlouny – since we don’t have anything drafted, we can add it for the July meeting. Decision to do a memo for July 4, 2019.

Website/Communications – Victor Ajlouny gave the report. We have had a notice out for someone to do a newsletter with no real response. David Montgomery is going to get involved. David Montgomery volunteered to do a newsletter. Victor Ajlouny and David Montgomery to work it out.

4. OLD BUSINESS

Refinance 13D Loan – Sharon Intravia discussed. We did not get enough votes.

County Connection to recycled to water system – Sharon Intravia discussed nothing new.

Fresh Water Lines – Sharon Intravia discussed we need to put together a Water Committee. We need someone to chair it. That includes the County Water Connection, Fresh Water Lines and any leaks that are on the property. Will someone volunteer to chair that committee. No one on the BOD is willing to chair that committee.

Redo of Condo Documents – Per Mary Jane Kramer, President of JS Property Management, Inc., in process.

Storage Units – Per Mary Jane Kramer, President of JS Property Management, Inc., in process.

HRS 514B Collection Policy – Per Mary Jane Kramer, President of JS Property Management, Inc., we have to have a policy in place and signed. Table until July meeting.

Electric Car Hookups – Aaron Yap discussed to do a hookup for 2 cars is \$8000 before the \$5000 rebate. The program ends in June. It does not include getting any of the electrical work, engineering

drawings and the SMA. The estimated cost is \$5000 - \$12,000.

MOTION: Betsy Bowen moved to not install the electric car hookup in the common elements. Jane Scott seconded it. The motion passed unanimously.

Design Review Update – Table.

Additional Surfboard/Kayak Rack – Sharon Intravia discussed the placement being between Buildings 5 and 7. Sharon Intravia asked Betsy Bowen if the Landscape could take on the project. Jane Scott stated it would decrease the value of her property. Aesthetically it would not look good and having people going back and forth between the cars and double parking. Kathy Piimauna suggested next to the current rack. The Landscape Committee will research and report at the next meeting.

Dryer Vent Cleaning Update – Per Mary Jane Kramer, President of JS Property Management, Inc. there are people that have not had them done for two years. Kathy Piimauna asked if the lawyer could write a letter stating it is a hazard and by not allowing them to be cleaned you putting the building at risk and this your notice should something happen it could be subrogated to you. Per Jane Scott, the owner has to be there when they come. It is hard for the neighbors in my area. JS Property Management Inc. will contact Shaka to come back. Betsy Bowen suggested letting the owners know it could be a fire hazard and if the owner cannot be there, they have it done on their own and show proof that it was done. Kathy Piimauna suggested putting it in the House Rules. Suggestion to leave instructions JS Property Management Inc. for Shaka access. Angie Falk asked to have Shaka leave proof they showed up and also leave a note if someone was not there to allow access.

Water Damage Claims – Discuss in Executive Session.

Towing – Per Mary Jane Kramer, President of JS Property Management, Inc. we signed a new towing contract with 808 Towing. Several BOD members, Tim Fitzgerald and Brandon Ching are designated as contacts. Once signed it will go to the BOD. If someone is parked in an owner's stall, the owners should have a policy on how to tow the vehicle. Owners need to know they can not call 808 Towing under the Associations contract. Discussion to ask Shannon Sheldon for an opinion. Angie Falk asked if we could get a visitor parking pass process. Angie Falk with research a process and present it to the BOD.

5. NEW BUSINESS

Mailboxes – Sharon Intravia discussed we were notified by the Postmaster that we had to get new mailboxes with almost no time to get it done. Mary Jane Kramer, President of JS Property Management, Inc. contacted the Postmaster to buy us some time. We need a cost to install.

MOTION: Victor Ajlouny moved to go forward with the mailboxes to not exceed \$30,000 to buy new mailboxes, labor and material. Betsy Bowen seconded it. The motion passed unanimously.

Clubhouse Use Form – Per Tim Fitzgerald it was to clarify what was being used. Just the room or the room and kitchen. Also adding what can not be used and weapons statement.

MOTION: Victor Ajlouny moved approve the new clubhouse instructions / fee document with the added House Rule information. Ryan Marshall seconded it. The motion passed unanimously.

Pressure Washing Sidewalks – Sharon Intravia discussed we are going to have the sidewalks pressure washed semi annually.

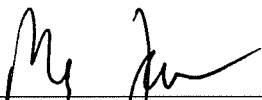
Reorganization of BOD – Sharon Intravia stated I am stepping down from the Presidents position. I am going to be swapping places with Victor Ajlouny. Victor Ajlouny will become President and I will step into the Vice President position, as I am going to be moving.

MOTION: Kathy Piimauna moved to instate Victor Ajlouny as President and Sharon Intravia as Vice President. Ryan Marshall seconded it. Angela Falk-yes, Victor Ajlouny-abstain, Sharon Intravia-yes, Kathy Piimauna-yes, Ryan Marshall-yes, Aaron Yap-yes, Betsy Bowan-yes, David Montgomery-yes, Jane Scott-yes. The motion passed.

6. **NEXT MEETINGS** – July 18, 2019.

7. **ADJOURNMENT** – The meeting adjourned at 6:30 p.m.

MOTION: Victor Ajlouny moved to adjourn the meeting and Betsy Bowan seconded it. The motion passed.



Mary Jane Kramer, President JS Property Management,
Recording Secretary, Managing Agent for Haleakala Gardens AOAO