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**Haleakala Gardens AOA
2009 Annual Meeting
June 6, 2009**

Registration: 9:30 AM Meeting: 10:00 AM
Kalama Heights Garden Room
101 Kanani Rd., Kihei, HI 96753

BOD MEMBERS IN ATTENDANCE:

BOD Members in attendance: Bill Lawson (Unit 1H and representing by proxy Units 3H and 9A), Kathy Piimauna (Unit 2H) and David Haake (Unit 14E and representing by proxy Unit 16C).

BOD Members absent: David Jerome, Brennan Henders and Victor Ajlouny.

AOAO MEMBERS IN ATTENDANCE:

Tyler Garrett (Unit 1B and representing by proxy Units 7J and 10H), Cindy Smith (Unit 1D), Sandra Camargo (Unit 1F and also representing by proxy Units 1E, 2G, 12F, 15D and 18G), John Baralt (Unit 2A), Cheryl Garrish (Unit 2F), Christina Cashabeck (Unit 4H), Doris Prockette (Unit 5A), Duane Tsuburaya (Unit 6F and representing by proxy Unit 3D), Tom Cravalho and Sandra Lloy (Unit 7G), Paul Standaert (Unit 7K), Danette He (Unit 9B), Sharon Swann (Unit 10G), Michael Finkiewicz (Unit 11F), Sandra Schmitt (Unit 13A), Lorin and Megan Kosaka (Unit 14C), Traci Yoshioka (Unit 14F), Lynn La Forge (Unit 15F), Mr. and Mrs. Jeffrey Mahoney (Unit 17E), Sanya Fujiwara (Unit 18A), Carol Pakai (Unit 19B), and Charles Barrett (Unit 19C).

OTHERS IN ATTENDANCE:

Mary Jane "Janie" Kramer (CPMMI - Managing Agent for Haleakala Gardens AOA).

DETERMINATION OF QUORUM:

Quorum was established by 54.365 % of the Association members either present or by proxy.

CALL TO ORDER:

Bill Lawson called the 2009 Haleakala Gardens AOA Annual Meeting to order at 10:12 AM and stated that the Annual Meeting will be conducted by Robert's Rules of Order.

CERTIFICATION OF MAILING OF NOTICE:

The Certificate of Mailing of Notice was read aloud to the attendees, and was mailed to all Owners and filed in the offices of CPMMI on May 6, 2009.

APPROVAL OF THE 2008 ANNUAL MEETING MINUTES:

The attendees reviewed the 2008 Annual Meeting Minutes and voted upon their approval.

MOTION: Dave Haake (Unit 14E) made a motion to approve the 2008 Annual Meeting Minutes and Duane Tsuburaya (Unit 6F) seconded the motion. The motion was approved unanimously.

REPORT OF THE OFFICERS & BOD:

President's Report – Bill gave his President's Report on the various issues and accomplishments of the previous year. He also asked for comments and/or concerns that the AOA members may have and want to share with the BOD.

Sandra Schmitt (Unit 13A) and Sandra Camargo (Unit 1F and also representing by proxy Units 1E, 2G, 12F, 15D and 18G), discussed the Resident Manager position and the potential for savings to the AOA if the association hires a "handyman" for the projects that need to be done within the complex. They also discussed the potential income for the AOA if they rent out the Resident Manager's Unit. The BOD explained that they also discussed this issue and that the Manager would be an employee of the AOA. The attendees further discussed this issue, and their request to vote on these types of actions by the BOD, (when hiring an employee for the AOA), rather than allowing the BOD to decide such issues. The attendees further discussed the legal ramifications of having an employee of the AOA, and the personal actions of such an employee, which could be a reflection on the AOA. They do not want to be responsible for the personal actions of any employees, and expressed their concerns over this issue. One suggestion was to obtain a "personal liability policy" to protect the AOA. The BOD explained that the employee's actions are monitored and a progress report is submitted and reviewed by the BOD on a regular basis and the manager is covered under the AOA policies.

Treasurer's Report – Kathy Piimauna presented the Treasurer's Report to the membership and thanked CPMML for their assistance with the financial issues that the AOA has been facing. Kathy discussed the Reserve Study and the monies for the projects with the roof, painting of the buildings, parking issues, etc. She further discussed the future Reserve monies needed for the upcoming years, and the difficulty that may be confronting the AOA in the year 2011. Other issues were discussed, such as the dryer vents and the need to call CPMML if there is a problem with this issue. Various other AOA members addressed the BOD and discussed the increase in maintenance fees and other Budget related items. Kathy asked the AOA members to come to the Budget meetings and contribute their comments and suggestions in regards to the composition of the Budget for the AOA.

Duane Tsuburaya (Unit 6F and representing by proxy Unit 3D) asked Kathy what the status is on the foreclosures within the complex and the implications to the financial status of the AOA. The attendees discussed this issue further, and other AOA members brought up other concerns as well. Traci Yoshioka (Unit 14F) addressed the window cleaning issue and asked to get bids for this project. Sandra Lloy (Unit 7G) asked about the handicap areas, and parking issues, as well as irrigation issues.

After further discussion, Kathy stated that the 2008 Audit disclosed that there was a deficit of \$178,000 and how this has impacted the AOA. Carol Pakaki (Unit 19B) addressed the foreclosure issues and how this has affected the financial status of the AOA. After further discussion, the attendees voted upon the approval of the Treasurer's Report.

MOTION: Dave Haake (Unit 14E) made a motion to approve the Treasurer's Report and Tyler Garrett (Unit 1B) seconded the motion. The motion was approved unanimously.

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ELECTION OF THE BOD:

Bill stated that there are four (4) BOD positions open, **three** for a term of three (3) years and **one (1) for a term of two (2) years**. After nominating various AOA members, the following members were elected as new BOD members. Tyler Garrett, Sandra Camargo, and Brennan Henders were elected as the new BOD members for 3 year terms. **Duane Tsuburaya was elected to fulfill the remaining 2 year term vacated by Ms. Betsy Bowen.**

NEW BUSINESS:

Tax Rollover Resolution - The Tax Rollover Resolution was read aloud to the attendees and Bill asked for a motion to approve the resolution.

MOTION: Tom Cravalho (Unit 7G) made a motion to approve the Tax Rollover Resolution and Tyler Garrett (Unit 1B) seconded the motion. The motion was approved unanimously.

The attendees briefly discussed the selection of an Auditor to review the financial records of the AOA, and the BOD will make this decision after reviewing various firms for this project.

Resolution to Approve the Actions of the BOD – The attendees discussed the previous actions of the Officer's of the BOD and then voted upon the approval.

MOTION: Traci Yoshioka (Unit 14F) made a motion to approve the Actions of the BOD and Tyler Garrett (Unit 1B) seconded the motion. The motion was approved unanimously.

514B Adoption – The BOD and the attendees discussed the adoption of the 514B Resolution and asked for a breakdown of this resolution in layman's terms, as well as having a set of instructions and sending this out to the membership in a ballot form to vote upon. The suggestion of forming a Committee was discussed as well.

DATE OF THE NEXT ANNUAL MEETING:

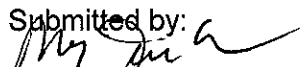
The date for the next Annual Meeting will be held in March of 2010, with a specific date to be determined a later time.

ADJOURNMENT:

MOTION: Dave Haake (Unit 14E) made a motion to adjourn the 2009 Annual Meeting of Haleakala Gardens AOA, and Tyler Garrett (Unit 1B) seconded the motion. The motion was approved unanimously.

The meeting adjourned at 12 PM

Submitted by:



Mary Jane "Janie" Kramer (President of CPMMI-Managing Agent for Haleakala Gardens AOA)