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**HALEAKALA GARDENS AOA
Annual Meeting – May 4, 2013
Haleakala Gardens Clubhouse**

1. CALL TO ORDER

President Oly Noneza called the meeting to order at 9:35 a.m. Mary Jane Kramer was Recording Secretary for the meeting. A quorum was established with 56.308% present in person or by proxy.

2. CERTIFICATION OF MAILING OF NOTICE

Oly Noneza read: "We certify that a notice of the Annual Owners Meeting of Haleakala Gardens Association of Apartment Owners was mailed to each Owner on record and filed in the office of Commercial Properties of Maui Management, Inc. on April 3, 2013."

3. APPROVAL OF MINUTES

A correction was made to change heading Agricultural Committee to Architectural Committee.

MOTION: Audrey Ajlouny (20D) made a motion to approve the minutes of the April 21, 2012 annual meeting with corrections and Jarett Fry (10E) seconded. The motion passed unanimously.

4. REPORTS OF OFFICERS

President Oly Noneza gave the President's Report.

Lauren Kashtan gave the Treasurer's Report.

RESOLVED, by Haleakala Gardens Association of Apartment Owners, that the treasurer's report for the fiscal year January 1, 2012 through December 31, 2012 is approved.

MOTION: A motion was made to accept the treasurer's report and Eric Davis (11G) seconded. The motion passed unanimously.

5. ARCHITECTURAL COMMITTEE (AC) REPORT

The Board received a standard document from the Association attorney to review owner project submittal which is currently in use as a guideline, but has not yet been adopted by the Board and the AC. An application for a central air conditioning unit using this process was approved. An owner with a request similar to a previously passed project and following the same guidelines may automatically receive approval. However, all

projects must go through the same process to the AC for written approval for protection of the AC and owner.

6. APPOINTMENT OF TELLERS

Audrey Ajlouny (20D) and Michael Nolan (6D) were appointed as tellers for any counted vote for tally clerk Mary Jane Kramer.

7. ELECTION OF DIRECTORS

Nominations and election were conducted to fill 5 vacancies on the Board.

MOTION: A motion was made to close the nominations and Michael Nolan (6D) seconded. The motion passed by unanimous consent.

The election was conducted with the following results:

Donna Vickers (9D) – 3 year term
Oly Noneza (1A) – 3 year term
Kathy Piimauna (2H) – 3 year term
Jarett Fry (10E) – 1 year term
Cynthia Clark (14D) – 3 year term

8. TAX ROLLOVER RESOLUTION

Tax Rollover Resolution: The following resolution was adopted.

"Resolved by the owners of the Association, That the amount by which each member's assessment in 2012 exceeds the total payments of the Association for maintenance, repairs and other expenses and capital expenditures of the Association as the Board of Directors has appropriately paid or determined payable, shall be applied to regular member assessments in the year 2013."

MOTION: Donna Vickers (9D) made a motion to approve the Tax Rollover Resolution and Victor Ajlouny (20D) seconded. The motion passed by unanimous consent.

9. OLD BUSINESS – None.

10. NEW BUSINESS

Drawing: The winner of the drawing for a free month of dues is Lawrence and Shirley Nishikawa (13E).

Website: Lauren Kashtan is working on updating the Haleakala Gardens website for condo documents, bulletins, etc., to be completed in May 2013.

Trash Bins: Owners were instructed to check labeling on new cans for proper disposal of trash. Pet waste should be deposited in bins near the owner's building which are emptied twice a week and not in the green waste can.

Pest Control: Carol has keys to return to owners at the end of the meeting. Going forward, owners or a representative must be present to provide access for pest control.

11. NEXT MEETING

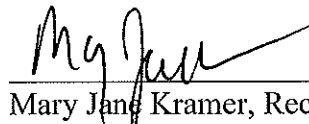
MOTION: A motion was made and seconded that the next meeting will be on February 15, 2014. The motion passed by unanimous consent.

MOTION: A motion was made and seconded to amend the previous motion to hold the next meeting in February 2014 with the date to be announced in the official notice. The motion passed by unanimous consent.

12. ADJOURNMENT

MOTION: Victor Ajlouny (20D) made a motion to adjourn the meeting and Dave Haake (14E) seconded. The motion passed by majority consent with one nay.

The meeting adjourned at 10:58 a.m.



Mary Jane Kramer, Recording Secretary
President of CPMMI-Managing Agent for Haleakala Gardens AOA
Kathryn K. Sherman – CPMMI – Transcription Secretary

Haleakala Gardens AOA
Board of Directors' Organizational Meeting – May 4, 2013
Haleakala Gardens Clubhouse

1. **CALL TO ORDER**

Oly Noneza called the meeting to order at 11:40 a.m. Mary Jane Kramer, Property Manager (CPMMI) acted as secretary pro tem for the meeting. Quorum was established as six (6) board members were present at the meeting: Oly Noneza, Carol Pakaki, Lauren Kashtan, Cynthia Clark, Donna Vickers, and Jarett Fry.

2. **SELECTION OF OFFICERS**

MOTION: Lauren Kashtan made a motion to select Carol Pakaki as President and Cynthia Clark seconded.

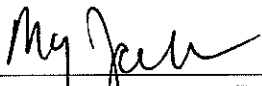
President – Carol Pakaki 2015
Vice President – Oly Noneza 2016
Assistant Vice President – Donna Vickers 2016
Secretary – Lauren Kashtan – Communication Committee 2015
Treasurer – Donna Vickers 2016
Director and/or Assistant Treasurer – Kathy Piimauna 2016
Director – Jarett Fry 2014
Director – Cynthia Clark – Landscape Committee 2016
Director – Jeff Mahoney 2014
Director – Mike Ventura 2014

MOTION: A vote was taken to elect the Board of Directors as constituted above. The motion passed by unanimous consent as follows: Oly Noneza - yes, Carol Pakaki - yes, Lauren Kashtan - yes, Cynthia Clark - yes, Donna Vickers - yes, Jarett Fry - yes.

The Board will eventually hire a representative with mechanical experience to carry the phone during day and after hours and do projects on a contract basis.

3. **ADJOURNMENT**

The meeting adjourned at 12:00 noon.



Mary Jane Kramer, Recording Secretary
President of CPMMI-Managing Haleakala Gardens AOA
Kathryn K. Sherman – CPMMI – Transcription Secretary