

App'd  
7.30-09  
J

**Haleakala Gardens AOAO  
BOD Meeting  
April 15, 2009  
6:00 PM  
Haleakala Gardens Clubhouse**

**BOD MEMBERS IN ATTENDANCE:**

BOD members in attendance: Bill Lawson, Kathy Piimauna, David Jerome, David Haake and Steve Foulger.

BOD Members absent: Brennan Henders and Victor Ajlouny.

**OWNERS IN ATTENDANCE:**

Owner's in attendance: Units 19F, 1B, 1F, 20G, 4E, and 12A.

**OTHERS IN ATTENDANCE:**

Paul Lackey (Resident Manager) and Mary Jane "Janie" Kramer, (President of CPMMI & Managing Agent for Haleakala Gardens AOAO).

**DETERMINATION OF QUORUM:**

Quorum was established by a majority of the BOD members present.

**OWNERS FORUM:**

The Owner's discussed various concerns ranging from issues with the dryer vents not being cleaned; parking stall stenciling was also discussed, as well as respecting the "quiet hours" within the community. The Owner's continued to discuss the need to fix the dryer vents and have them cleaned and issues of Owner's not picking up after their animals. One AOAO member discussed the shutting off of cable service to one particular tenant, and the BOD stated that they will address this issue in Executive Session. The attendees continued to discuss the status of this particular Unit.

**CALL TO ORDER:**

Bill Lawson called the BOD meeting to order at 6:35 PM.

**APPROVAL OF PREVIOUS BOD MEETING MINUTES:**

The BOD reviewed the BOD Meeting Minutes from February 19, 2009 and then voted on the approval of the Minutes.

**MOTION:** Dave Jerome made a motion to approve the BOD Meeting Minutes from February 19, 2009, and Steve seconded the motion. The motion was approved unanimously.

**TREASURER'S REPORT:**

Kathy reviewed the March 2009 Financial Statements and discussed the figures contained in the reports. CPMMI stated that some of the monies owed from the foreclosures have been accounted for in the reports. Kathy discussed the 2009 Budget figures, and how they pertain to the current financial status. The BOD discussed various elements in the 2009 Budget projections that may be eliminated, to cut down costs for the HOA. The leak that occurred and the costs to the AOAO were also discussed, as well as ways to recoup some monies because of the leak.

The BOD also discussed the need to have an extermination company come out and service certain areas. The BOD discussed the bids they received to treat certain areas, and then voted upon the approval of the proposal submitted by Bowman Pest Control.

MOTION: Kathy made a motion to approve the proposal from Bowman Pest Control for the termite problem areas, and Dave Haake seconded the motion. The motion was approved unanimously.

**PROPERTY MANAGEMENT REPORT:**

Annual Meeting Discussion – CPMMI addressed the responses they received, from the "Notice of the Annual Meeting", and that there may not be enough responses received to obtain a quorum for the meeting. The attendees discussed this briefly and the need to get neighbors to respond and nominate various AOAO members for the open BOD positions.

**RESIDENT MANAGER REPORT:**

Paul addressed the attendees and discussed several issues within the community. One attendee discussed an area of concern, which is Unit 20 because the stairs and railing need to be looked at and possibly repaired. The BOD will ask Jeremy to follow-up on this issue. Housekeeping issues were also discussed, as well as the need to follow-up with the enforcement of the House Rules, and to support Paul in all his efforts.

**ADJOURNMENT:**

The BOD meeting adjourned at 6:50 PM.

**EXECUTIVE SESSION:**

The BOD then went into Executive Session at 6:50 PM and ended the session at 8:20 PM.

Submitted by:



Mary Jahe Kramer, (CPMMI – President & Managing Agent for Haleakala Gardens AOAO)  
Lisa Snyder- (CPMMI - Transcription Secretary)