

**Haleakala Gardens AOA
Board of Directors' Regular Meeting – April 7, 2015
Haleakala Gardens Clubhouse**

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7-14-15
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1. CALL TO ORDER

President Carol Pakaki called the meeting to order at 5:35 p.m. Mary Jane Kramer, Property Manager (CPMMI) acted as secretary pro tem for the meeting. Quorum was established as eight (8) Board members were present at the meeting: Carol Pakaki, Oly Noneza, Kathy Piimauna, Betsy Bowen, Cynthia Clark, Doris Prockette, Kevin Fleming, and Sharon Intravia.

2. APPROVAL OF MINUTES

MOTION: Betsy Bowen moved to approve the January 29, 2015 Board meeting minutes as corrected and Oly Noneza seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Betsy Bowen-yes, Cynthia Clark-yes, Doris Prockette-yes, Kevin Fleming-yes, Sharon Intravia-yes.

MOTION: Betsy Bowen moved to approve the draft of the February 21, 2015 annual meeting minutes as written and Kathy Piimauna seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Betsy Bowen-yes, Cynthia Clark-yes, Doris Prockette-yes, Kevin Fleming-yes, Sharon Intravia-yes.

3. REPORTS OF OFFICERS AND COMMITTEES

President's report – Carol Pakaki deferred to comment in committee reports and old business.

Treasurer's Report – Kathy Piimauna gave the treasurer's report as of March 31, 2015.

Landscape Committee Report – Betsy Bowen gave the report. The proposed landscape plan was presented and discussed.

MOTION: Cynthia Clark moved to approve the landscape plan and Sharon Intravia seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Betsy Bowen-yes, Cynthia Clark-yes, Doris Prockette-yes, Kevin Fleming-yes, Sharon Intravia-yes.

Architectural Design Committee (ADC) – Oly Noneza reported that there were no new submittals.

House Rules Committee – Oly Noneza reported that in response to complaints about where children are playing, i.e., around cars, climbing trees, skateboarding, he is redrafting that section. Revised House Rules will be mailed or emailed to owners, put under renter's doors, and posted on the website and bulletin board.

Communication Committee - website – Oly Noneza will be communicating with Bowman regarding setting up the next 3 pest control dates and posting the dryer vent cleaning dates. Oly will ask the vent cleaners to modify caps again.

4. OLD BUSINESS

Loft Amendment- update – 3H has gone through permitting process successfully. CPMMI will have

Attorney Shannon Sheldon draft a follow-up letter giving the name of a resource person who can help with the permitting process for a fee, stating that management or the Association is not responsible or liable for an owners' noncompliance, and reiterate steps to be followed as outlined in the first letter. CPMII cautioned the Board to not talk to owners regarding this issue but have them refer to the letter or call CPMML. After an owner contacts the Board that the permitting is done, they must pay \$250 for the inspector to confirm that the use matches the permit. Carol suggested that Shannon prepare a document that the Association did its due diligence by notifying owners of their responsibility and did inspections so the burden is on the owner and not the Association and have it recorded so that it is part of the deed. The loft fire code issue can be addressed with a fire suppression system the owner can install at their own expense rather than installing fire sprinklers in the building. Insurance covers units "as built", but not lofts.

Sidewalk and Curb Repairs – Oly Noneza reported that he currently has a contractor grinding down uneven sidewalks. He still needs to identify specific spots in curbs and sidewalks, map them out, and ask contractors for bids. Bids will be obtained for sidewalk power washing. Betsy Bowen will research a solution for root removal to coordinate with the sidewalk repairs.

Storage Space Under Stairs – Doris Prockette reported that she got estimates from licensed contractors that said it would be too expensive to close in the stairs. The suggested purchasing a storage closet from Maui Closet to fit into the alcoves. Units A&E and D& H need the extra closet as they have only 1 closet. Doris will email samples and more information to the Board.

Fencing Bid – The bid from Valley Isle Fencing was \$5,310.00 for 7' high with dark brown slats around the nursery area. Kevin Fleming drafted a design for one-third of the area to be dedicated to kayak/surfboard storage with a gate on either end as it is located in the middle of the property and is well-lit. Kevin said 2 sets of racks can hold 5 kayaks or 14 stand-up paddle boards each and the owner would register and be assigned a spot. They would have to sign a waiver that the Association is not responsible for theft or damage to their property. This project would clear these items from the yard by offering an alternative storage area. If owners do not want to use the facility, they must store these items in their unit. Also, the existing unapproved structure would be dismantled when the new facility is built. The fence will be installed first and the storage racks will be built later.

MOTION: Betsy Bowen moved to move forward with fencing with brown slats at a cost of \$5,310 plus tax and Cynthia Clark seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Betsy Bowen-yes, Cynthia Clark-yes, Doris Prockette-yes, Kevin Fleming-yes, Sharon Intravia-yes.

5. NEW BUSINESS

Bike Racks – Oly Noneza suggested installing a bike wave rack behind the 7 mailbox kiosks on the partial cement pad which is semi-covered by a roof. Tabled.

Ground Lights for Walkways – Oly Noneza got design and prices from Read Lighting for a ground light fixture which costs \$50, posts that can be built for about \$50, and about \$150 for installation at about \$150 or a landed cost of about \$250. The money to replace about 35 units is in reserves.

MOTION: Betsy Bowen moved to approve the ground light design presented and Sharon Intravia seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Betsy Bowen-yes, Cynthia Clark-yes, Doris Prockette-yes, Kevin Fleming-yes, Sharon Intravia-yes.

6. **NEXT MEETING** - July 14, 2015

7. **ADJOURNMENT**

MOTION: Oly Noneza moved to adjourn at 7:40 p.m. and Betsy Bowen seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Betsy Bowen-yes, Cynthia Clark-yes, Doris Prockette-yes, Kevin Fleming-yes, Sharon Intravia-yes.



Mary Jane Kramer, Recording Secretary, Managing Haleakala Gardens AOA
Kathryn K. Sherman, Transcription Secretary