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**Haleakala Gardens AOA
Board of Directors' Regular Meeting – April 13, 2016
Haleakala Gardens Clubhouse**

1. CALL TO ORDER

President Carol Pakaki called the meeting to order at 5:34 p.m. Mary Jane Kramer, Property Manager (CPMMI) acted as secretary pro tem for the meeting. Seven (7) Board members were present to establish quorum: Carol Pakaki, Sharon Intravia, Ryan Marshall, Angela Falk, Kathy Piimauna, Oly Noneza and Victor Ajlouny (on the phone).

2. APPROVAL OF MINUTES

MOTION: Victor Ajlouny moved to approve the January 6, 2016 minutes and Sharon Intravia seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Victor Ajlouny-yes, Angela Falk-yes, Sharon Intravia-yes, Ryan Marshall-yes, Oly Noneza-yes, Kathy Piimauna-yes

3. REPORTS OF OFFICERS AND COMMITTEES

President's Report – Carol Pakaki welcomed Ryan Marshall and Angela Falk to the board. Also discussed that Betsy Bowan and Doris Prockette stepped down from the board for personal reasons. We do appreciate their service and the time they put in. We are continuing to work on projects. Anytime you have comments, questions or concerns you can send an email to CPMMI.

Amended Agenda: Additions to the agenda, Victor to report on the Solar proposal, need to move architectural and communication to the end. Old Business: The trellis that has to be rebuilt, New Business: annual meeting minutes and Commercial businesses using the property.

Treasurer's Report – Kathy Piimauna gave the treasurer's report. As of March 2016, cash \$134,000 in the operating account, \$138,000 rental account and in reserve, \$610,000. Accounts Payable is \$35,600. Income statement, year to date total income \$230,200. Total expenses are \$162,300. We are under budget right now through March 2016. Under administrative expenses we accrue bad debts every month, we don't write them off until determined they are an actual right off, that is \$6000. Legal fees we budgeted \$4500 and spent \$900 so far. Utilities, our biggest savings was in water and sewer. For water we budgeted \$20,700, but so far we have spent \$11,300. For sewer, we budgeted \$24,000 and have spent \$14,800. Electric has gone down which affects the sewer rate going down. Insurance, we are \$22,500 below budget right now, but a lot of the policies don't come due for a couple months. What we have budgeted for Insurance will probably be used up as the Insurance policies expire and we renew. Maintenance Expenses, we spent \$9,000 and budgeted \$51,700. The major item here is Tree Trimming, we budgeted \$6,600 but as of March we hadn't spent that money. We fund our Reserves monthly.

Landscape Committee Report – Carol Pakaki gave the Landscape report. To date we are working on trees. Every year we cut the trees on the property. We are in the process of an RFP that has gone out for a new Landscape Maintenance contract. Bids are due back May 6, 2016. The committee will evaluate the bids that come in.

MOTION: Sharon Intravia moved to appoint Ryan Marshall to the Landscape Committee. Kathy Piimauna seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Victor Ajlouny-yes, Angela Falk-yes, Sharon Intravia-yes, Ryan Marshall-yes, Oly Noneza-yes, Kathy Piimauna-yes

Architectural Design Committee (ADC) – Oly Noneza gave the Architectural Design Committee report. 15H, is going to reapply for what they are going to do with another Contractor. Oly Noneza was not able to verify the first Contractor. There is another one with hardwood flooring in building 8, I don't anticipate a problem with that one. 14E needs to give us a drawing and supply a sample, this one is pending. Mary Jane Kramer, CPMMI, discussed a homeowner asking consideration by the BOD taking a look at the specification for the air conditioning units and having a minimum or maximum decibel rating, especially if the unit is for a second floor unit. Per Oly Noneza, the committee will look at it.

MOTION: Oly Noneza moved to approve the Ductless Air-conditioning for 12C. Angela Falk seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Victor Ajlouny-yes, Angela Falk-yes, Sharon Intravia-yes, Ryan Marshall-yes, Oly Noneza-yes, Kathy Piimauna-yes

House Rules Committee – Sharon Intravia gave the House Rules report. We are still working on the House Rules updates. Would like to ask everyone to be vigilant with current House Rules that are in place. There has been an effort by many to make their places look nice. In the Car Wash area, we need to keep it a non-parking area. Per Oly Noneza, the current House Rules are being enforced.

Communication Committee – Oly Noneza gave the report. Working on keeping up the web calendar. Per Mary Jane Kramer, CPMMI. The pressure washing starts April 14, 2016 and the window washing thereafter.

4. OLD BUSINESS

Solar Update – Victor Ajlouny discussed Solar. Putting panels on the roof was a non-starter due to all of the liability. The general membership voted that down. Reviewing a proposal from the company Volta to use a central or open space area for the panels. It looks very promising. They will pay all of the expense to install and believe they can give us 95% of the electricity we need. They would charge us, about 25 cents pkh. Will get more details to present it to the board. It takes about a year to put the system in place. The one down side is as they are installing the system, will lose the affected parking spots, so we will have a disruption of parking for a while. Mary Jane Kramer, CPMMI, asked who would bill the owners for electricity they use. Per Victor Ajlouny, they use a third party to bill. Carol Pakaki, discussed there is always an end cost that needs to be talked about. Oly Noneza asked, would the parking stalls be permanently lost or just during the construction phase? Per Victor Ajlouny it would be during construction only. Discussion of BOD, we need to survey the areas and make a recommendation to the areas that could be used. Sharon Intravia was asked to do a flyer to go out with the monthly maintenance fees. Oly Noneza will send a recommendation of where to place the smoking locations to Mary Jane Kramer, CPMMI and then the BOD, then we can do a flyer.

Sidewalk and Curb Repairs – Trying to gather more information of what all needs to be done to get a cost effect quote if we have more items to do. Carol Pakaki, asked Mary Jane Kramer, CPMMI, if this was a reserve item and what was the budget. Per Mary Jane Kramer, CPMMI, in reserves, we have \$10,000 for sidewalks and \$51,000 for landings. Per Oly Noneza, some lanai's in the past have been cosmetic issues. Cracks need to be repaired properly. There has also been staining which will be addressed if redone.

Satellite Dish – Per Mary Jane Kramer, CPMMI, will be sending the ballots out with the monthly

billing mailings. Sharon Intravia to provide a flyer to go out with it.

Pressure Tank – Per Oly Noneza, the Pressure Tank was relocated and looks fine.

MOTION: Oly Noneza moved the Pressure Tank has been relocated to an area the BOD has determined which does not compromise the system or impact the appearance of the association. Kathy Piimauna seconded: Carol Pakaki-yes, Angela Falk-yes, Sharon Intravia-yes, Ryan Marshall-yes, Oly Noneza-yes, Kathy Piimauna-yes, and Victor Ajlouny-abstain.

Irrigation – Per Carol Pakaki, there are number of areas that need to be filled in with compost and sod.

Bike Racks – Per Carol Pakaki, if anyone has a suggestion for an area that does not have a bike rack and need one, and there is a need for it, send Mary Jane Kramer, CPMMI a note. We need to see if they are being utilized and we need to post notices.

Designated Smoking Areas – Per Mary Jane Kramer, CPMMI, a huge issue came up because of the legal marijuana. A lot of properties that are not non-smoking, people are allowed to smoke in their units and the lanai's of some are an extension of their unit. So people are smoking in their unit as well as the lanai. The problem is because we can't discriminate, if we designate a smoking area, we need to decide with legal help on that, if there are legal marijuana users on property, how are we going to address it, with people and children walking by. It could be a potential problem. We need to decide if we are going to be a non-smoking property which takes a 67% vote of the owners, which is extremely difficult to get, if we do it as is and designate an area and encourage people to smoke in those areas. Currently you must be 20ft away from the building to smoke and people are not doing. If we designate a nice area with a bench and smoking urn and encourage people to smoke in that location, especially the ones that are not following the 20ft rule, but if there are legal marijuana smokers, what are we going to do? If we do get faced with the legal marijuana smoker problem, we can address it at that time. We should have Shannon come up with some language that we should send out to everybody and what the association is going to do. We will put in there that if you are legal you have to provide the association with your card, which updates every year. If you don't supply the card, then the police would be called.

Trellis Repair – Per Mary Jane Kramer, CPMMI, as you all know a big truck hit the trellis by the club house and totally destroyed. We opened an insurance claim with their insurance company. Their insurance company expects us to get bids, and we have been working on that. We had to get an engineer plus an SMA permit which takes six to nine months. That is about \$9500. To design to and build it is roughly \$60,000.

5. NEW BUSINESS

Dryer Vent Cleaning – Will start July 11, 2016, Oly Noneza will post notices.

Windows – Discussion from the Annual Meeting, Oly Noneza has been doing some study on it. The decision needs to be made if we are going to upgrade the requirement to the standard window that needs to be replaced. A recommendation needs to be made after the research is done if we replace with the upgraded window. We also need to decide if the glass is not broken, does the HOA pay for it or if it would be a percentage split or 50/50 with the homeowner or the homeowner pays for it

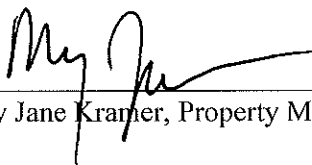
themselves. Per Mary Jane Kramer, CPMMI, the amendment says the BOD has the authority to approve the replacement. Oly Noneza will make a proposal to the BOD.

Annual Meeting Minutes – Need draft approval for the February 20, 2016 Annual Meeting Minutes. Per Carol Pakaki, \$28,000 should be shown as the rollover amount. The BOD approved with the change to show the rollover amount.

Commercial Vehicle Building 17 – Parking over the sidewalk and makes back up noise early morning. Discussion that the vehicle does not fit in the stall. Per Oly Noneza, if it doesn't fit in the stall let's send him a warning. CPMMI will send a warning notice. House Rules need to address Commercial Vehicles.

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

MOTION: Sharon Intravia moved to adjourn the meeting. Oly Noneza seconded. . The motion passed by unanimous consent as follows: Carol Pakaki-yes, Sharon Intravia-yes, Ryan Marshall-yes, Oly Noneza-yes, Kathy Piimauna-yes. Victor Ajlouny and Angela Falk not present.



Mary Jane Kramer, Property Manager (CPMMI), Recording Secretary, Managing Haleakala Gardens AOA

OWNERS FORUM:

6H – Michelle, 6H, curb is higher than the grass area and my mother fell and broke her foot. Can I request that the area is fixed? Oly Noneza will address the issue.

Guest Parking – Michelle, 6H, Residents are parking in the guest spots. Can we start to monitor it? Oly Noneza will look into it.

Cats – Michelle, 6H, What is the rule for cats being able to be outdoor pets. Per Mary Jane Kramer, CPMMI, pets bother the other neighbors and cause problems. You can have the cat leashed. The cats can be in your designated area as long as they don't get out. Per Oly Noneza, send Mary Jane Kramer, CPMMI what you are proposing and she will distribute it to the BOD to determine approval.

Web Calendar – Michelle, 6H, is the web calendar available to me. Oly Noneza, discussed it is located at haleakalagardens.com, it is the Association website and has a calendar.

Walkway Lights – Mel, 18H – noticed some of the lights are getting worn. Are we going to upgrade them? Per Oly Noneza we are going to upgrade them.

Landscape – Mel, 18H, the Landscape guys were using a wood chipper and the noise levels are unbelievable. Can we get them to move it to the street in the future? Per Carol Pakaki, if the Landscapers have to move the wood chipper it will add to the cost. It will be substantially more expensive. Per Oly Noneza, we will take a look at and review the cost and benefit analysis.