

Haleakala Gardens AOA
Board of Directors' Regular Meeting – August 20, 2011
Haleakala Gardens Clubhouse

1. **CALL TO ORDER**

President Oli Nonenza called the meeting to order at 9:40 a.m. Mary Jane Kramer, Property Manager (CPMMI) acted as secretary pro tem for the meeting. Quorum was established as six board members were present at the meeting: Bill Lawson, Oli Nonenza, Jeff Mahoney, Cheryl Collett, Carol Pakaki, and Phil Schmidt. Resident Manager Sandi Camargo, and Mary Jane Kramer (CPMMI) were also present.

2. **REPORTS OF OFFICERS**

Appeal of fines – 18A was given the opportunity to appeal at the meeting but did not attend. Building 9 has an appeal pending. They will be alerted as to when they can attend a special board meeting.

Oli Nonenza gave the *President's Report*.

Jeff Mahoney gave the *Treasurer's Report*. The reserves are adequate. Twenty nine units are delinquent for maintenance fees, and some have legal processes pending.

MOTION: Bill Lawson made a motion to accept the Treasurer's Report, and Cheryl Collett seconded. The motion passed unanimously.

Oli noted that landscaping costs were cut from the budget and the areas that are deteriorating need to be addressed.

Landscaping Committee – Carol Pakaki, the chairman of the landscaping committee is looking for new members. She has been interviewing different landscapers, and has obtained some opinions about the grounds. She would like the committee to add ideas. A professional needs to trim the hedges and bushes, repair irrigation leaks, bring back grass, seed, and re-sod. The building should be cleared a month before it is painted. A non professional can tend to the front rock and areas near the front door, all of which need to be below grade level. Phill Schmidt will provide photo shop options. Once these projects are complete a program for monthly weed spraying and hedge trimming needs to be in place. When replanting is done owners may be given the chance to choose standard or upgraded landscaping, which the Landscape Committee will discuss with The Board. When choosing the landscape design cost, water compatibility, and privacy need to be addressed. Trees may be removed in the future if the arborist indicates this is necessary.

Architectural Committee – no report

House Rules – The House Rules Committee is asking for recommendations for the current house rules. Sandi Camargo observes and records violations, and then warning letters and fines are given. Fines may be appealed. The committee is looking for members. It will start meeting as needed in September. Please email Jeff Mahoney if interested in joining.

Communication Committee – After the meeting Carol Pakaki will prepare some information and post it on the website, including a reminder that the Landscaping & Architectural Committees are looking for new members.

3. APPROVAL OF MINUTES

MOTION: Bill Lawson made a motion to approve the May 11, 2011 Board of Director Meeting Minutes as presented and Jeff Mahoney seconded. The motion passed by unanimous consent.

Sandi Camargo gave the *Resident Manager's Report*. Termite and dry rot is being addressed. Please let Sandi Camargo know if lights are out, and notify her of violations. Sandi Camargo should only be alerted to building emergencies.

4. OLD BUSINESS

Irrigation Well – The cost of the irrigation well is about \$107,000.00. Ballots were sent out to approve the well. Water is already over budget for the year. The report from Ron Fukimoto stated the association may save as much as 50% on water costs. The well requires very low maintenance. The cost of the well could be paid back in 2 years. Concerns were raised regarding the effect of brackish water and the pressure of the well on the irrigation system as well as its effect on plants. An independent 3rd party will test the brackish water.

MOTION: Bill Lawson made a motion to send a water sample to Oahu, and Phil Schmidt seconded.

Prior to going further the Board will solicit the required (51% needed) votes from homeowners to get approval for the \$107,000.

Owner Request for Landscaping improvements – 19C, 6D, 10B – 19C does not have approval, but has been referred to the LC, and fines have been assessed. 6D planted under the staircase which is a common element. They still need approval from the LC and BOD. Carol Pakaki will respond that the Landscape Committee is reviewing. Carol Pakaki will respond to 10B that the BOD is looking at their request.

Owner Request Trellis 1C – The trellis request for building and Phill Schmidt will discuss it with the owner. Building 7 also needs to be addressed.

Sidewalk repairs/tree removal – replanting – The tree has been removed, sidewalk repaired, root barrier put down, waiting for a proposal for a new tree.

5. NEW BUSINESS

Spending limits – BOD/RM – RM spending limit is moved to executive session. BOD has a limit of \$25,000.00, anything higher needs owner approval.

Procedures for RM after hour emergencies – Some owners are contacting Sandi Camargo for issues that are criminal or personal matters. She should only be contacted after hours for building emergencies. There will be written procedures for emergencies, and updated duties for Sandi Camargo are being drafted.

Parking Lots – resurface/repairs – There is a lot of parking lot damage from the landscaping. Weeds are growing in the cracks and sidewalks, which will be addressed with the LC. Resealing or resurfacing is in the reserve study, and will extend the life of the parking lot. CPMMI will get bids. The trees causing the cracks may need to be removed, and the condition of the underground sewer pipes needs to be checked out with a camera. Sandi Camargo will obtain bids that include camera, repair, and replacement. These projects will all be prioritized.

Email from Mr. Johnson, Unit 4E, landscaping/other issues – Deferred to executive session.

Unit 11A – water intrusion – There was wall damage from a past flood. He thinks there may be mold behind the baseboards and thinks the association should pay for a mold specialist. Deferred to executive session.

6. OWNER'S FORUM

Dave Jerome – Concerned about the irrigation systems cost and effect on plants. The water will be tested.

Chris – Would like a reminder about the ballots on the bulletin board.

Bill Lawson – Would like to have a meeting regarding the well. The LC will prepare information for the next meeting.

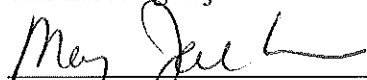
It was suggested that the car wash hose be replaced, and improvements to the area be done

because it gets very muddy.

A meeting will be held Thursday at 6:00 p.m. for these owners that requested a hearing for their violations.

7. **ADJOURNMENT**

The meeting adjourned to Executive Session at 12:03 p.m.



Mary Jane Kramer, Recording Secretary
President of CPMMI-Managing Haleakala Gardens AOA
Kristen Gridley – CPMMI – Transcription Secretary