

**Haleakala Gardens AOA
Board of Directors' Regular Meeting – August 26, 2013
Haleakala Gardens Clubhouse**

DRAFT

Agpd
10-23-13

1. CALL TO ORDER

Vice-President Oli Noneza ^{*delete*} Pakaki called the meeting to order at 5:45 p.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: Carol Pakaki, Oli Noneza, Donna Vickers, Kathy Piimauna, Jeff Mahoney, and Jarrett Fry. Sunny Palmer (CPMMI) and owner Betsy Bowen (7J) was also present.

2. APPROVAL OF MINUTES

Correction to Executive Session minutes under line Section 2 New Business, second resolution, line 2, change “ten” to “twenty” and under Section 5 Adjournment, eliminate Jeff Mahoney, Jarrett Fry and Mike Ventura.

MOTION: Jeff Mahoney made a made a motion to approve the June 4, 2013 Board of Director’s Regular Meeting and Executive Session Meeting Minutes as amended and Oli Noneza seconded. The motion passed by unanimous consent as follows: Carol Pakaki - yes, Oli Noneza - yes, Donna Vickers - yes, Kathy Piimauna, Jeff Mahoney - yes, Jarrett Fry- yes.

3. REPORTS OF OFFICERS AND COMMITTEES

President’s report – Carol Pakaki gave the report and appreciated help from Oli Noneza and the Board while she was gone for 2 months. Oli Noneza is taking phone calls and handling incidents and has been working on enforcement issues regarding unit frontage.

Treasurer’s Report – Donna Vickers reported that financials as presented should be approved. Writing off bad debts totaling \$17,157.33, attributed largely to non-recovery of the full amount of maintenance dues through foreclosure, was discussed. The past due balance for Unit 1B was moved to the current ledger and will not be included in bad debt. CPMMI will solicit at least 3 bids for an audit.

MOTION: Oli Noneza made a motion that the Aged Receivables Summary for Haleakala Gardens that currently shows a balance of \$17,157.33 be amended to delete the amounts owed by Unit 1B and, therefore, moved that the Association write off those other units to a total of \$16,845.71 and Kathy Piimauna seconded. The motion passed by unanimous consent as follows: Carol Pakaki - yes, Oli Noneza - yes, Donna Vickers - yes, Kathy Piimauna, Jeff Mahoney - yes, Jarrett Fry- yes.

Landscape Committee Report – Jarrett Fry, Cynthia Clark and Carol Pakaki did a walkthrough and identified more project areas. The first phase that started 1-1/2 years ago is still underway due to unforeseen irrigation repairs with four more building fronts to beautify. Special projects include areas around the dumpsters where pipes are broken. All trees were trimmed except the Autograph trees which have been scheduled. Betsy Bowen volunteered to serve on a committee to provide a list of replacement trees for those with damaging roots and that create lots of rubbish. Carol suggested that a special fund be created to replace large trees over time, however, the irrigation piping to get water to areas must be done before planting is considered. Oli Noneza suggested building retaining wall to eliminate the slope

in front of buildings, back fill behind the wall for owners to use subject to the House Rules and put Association plants in front of the wall. This would require 67% membership approval and is subject to County code. Oli will research, document his idea, and provide a cost estimate for discussion at the next meeting. Oli reported that there is a driscoll pipe leak by the mailbox for Building 10, and Lyons Plumbing will turn off the water tomorrow to locate the leak. Janie Kramer will see if driscoll replacement is covered in the reserve study.

Architectural Design Committee (ADC) – In response to owners' requests to replace carpet, which is the original treatment to hardwood flooring, the design review guidelines should be amended. Going forward, owners will be required to obtain design review approval from the ADC and/or to change carpet to hardwood flooring with an under layer. Hardwood floors that have already been done will be grandfathered.

House Rules Committee – Oli Noneza is getting cooperation from owners. He posted notice regarding the House Rules on the bulletin board, on owner's doors, and on the property fronting units which has had a major impact. The next step is a warning letter for compliance with a completion deadline. If the owner does not voluntarily comply, a violation notice with fine will follow. The Board will receive the House Rules by Wednesday to review, make comments, suggest changes and submit by the following Monday. Oli would then like to have the House Rules updated and finalized for the Board to approve via email. The issue of under staircase storage and bike or kayak storage will be discussed after the update. The Committee still has to discuss enforcement, fines, warning notices, etc.

Communication Committee – Lauren Kashtan does not have time for web posting. Donna Vickers will assist Cynthia Clark who will work on the website. The Board will decide what to post at Board meetings and members can be notified by bulletin board or e-mail that there is new information on the website.

4. OLD BUSINESS

Design Review – A letter from 20C prompted a discussion on construction work hours. The design review guidelines and house rules will be amended to reflect the Board's decision that homeowners doing their own work can work 7 days a week between 8 a.m. to 5 p.m.

10H – Request for designated area for children to play. Donna Vickers will draft a response from the Board that a playground will not be considered at this time.

Owner/Tenant Registration Forms – CPMMI is sending out the owner and tenant form every 2 weeks to keep the list updated. The \$250 fine for failure to register occupants should be enforced. A valid phone number or email address for every owner and an on-island contact for each tenant is necessary. The owner registration requirement with at least one phone number, and a fine if a contact number is not provided should be added to the house rules.

Lofts – Moved to Executive Session.

Common Area Playground – Board will not pursue.

BBQ Area – Tabled.

Parking Lot Resurfacing – Only one bid was received, and the Board wants more bids before choosing. Janie Kramer will copy the Board on her request for a bid from another company.

Solar – Jarrett Fry reported that MECO requires an inter-conductivity study which could be expensive. He also needs the Association electric bills in order to get an accurate estimate of cost savings. Tabled for more estimates and information.

5. NEW BUSINESS

Update Reserves – A proposal was received to update the reserve study for \$575.

MOTION: Donna Vickers made a motion to accept the bid for the reserve study and Jarrett Fry seconded. The motion passed by unanimous consent as follows: Carol Pakaki - yes, Oli Noneza - yes, Donna Vickers - yes, Kathy Piimauna, Jeff Mahoney - yes, Jarrett Fry- yes.

Landscaping Schedule for Regular and Special Projects – A schedule cannot be provided because of the irrigation repairs. Carol Pakaki will provide a priority list for the Board.

2014 Budget – The budget will be redrafted to keep CAM the same, and adjustments will be made within the budget. The budget will be finalized at the next meeting.

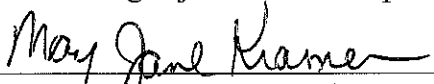
6. DATE OF NEXT MEETING

The next meeting is scheduled for Wednesday, October 23, 2013 at 5:30 p.m.

7. ADJOURNMENT

MOTION: Oli Noneza made a motion to adjourn the regular session and Jeff Mahoney seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oli Noneza-yes, Donna Vickers-yes, Kathy Piimauna-yes, Jeff Mahoney-yes, Jarrett Fry-yes.

The meeting adjourned at 8:45 p.m.



Mary Jane Kramer, Recording Secretary, Managing Haleakala Gardens AOA