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**Haleakala Gardens AOA  
Board of Directors' Regular Meeting – February 9, 2011  
Haleakala Gardens Clubhouse**

**1. OWNERS FORUM**

The time was turned over to the owners to express comments and concerns at 5:30 p.m.

**2. CALL TO ORDER**

President Bill Lawson called the meeting to order at 6:00 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: Bill Lawson, Tyler Garret, Cheryl Gerrish, Oli Nonza, Deni, and Duane T. Sunny Palmer (CPMMI) was also present.

**3. APPROVAL OF MINUTES**

**MOTION:** Cheryl Gerrish made a motion to approve the September 28, 2010 and October 19, 2010 Board of Director Meeting Minutes and Tyler Garret seconded. The motion passed by unanimous consent.

**4. REPORTS OF OFFICERS**

Cheryl Gerrish gave the Treasurer's Report.

Sandi Camargo gave the Manager's Report.

**5. OLD BUSINESS**

*Architectural Committee* – The Architectural Committee does not include landscaping, only issues like significant intrusions into common areas, such as lofts. Homeowners must contact the Architectural Committee for approval prior to making any changes to their unit. A letter will be drafted for Board approval by CPMMI to be sent out to all homeowners outlining procedures to submit a plan to the Architectural Committee. Formal rules are incorporated within the Declarations, By-Laws, and House Rules. The most current By-Laws are on Association website which will be clarified at the annual meeting. Previous building modification violations of House Rules will be addressed by the Architectural Committee with the assistance of Sandi Camargo and CPMMI. There are special amendments to the declaration regarding window and lanai changes.

*House Rules* – The draft of the new House Rules was distributed, read, and discussed. The Board will review the draft and make a motion for implementation of the new rules by March 1, 2011. Any requests for changes to the House Rules must be submitted to CPMMI by February 15, 2011, and the Board will vote on the revised draft by February 19, 2011. No reply is a yes vote. Sandi Camargo will deliver the new House Rules to renters.

*Building Painting Schedule* – Repainting has started with the worst buildings first starting with Building 2, and the plan is to paint one building every other month. Research will be done about a non-skid application that meets ADA specifications for the stairs.

**6. NEW BUSINESS**

*Lanai's* – Tyler Garret has drafted a letter that will be reviewed by an engineer that will provide the plans/specs for lower and upper unit building lanais. The association will pay for the plans and certification of an engineer while the owner will pay for the deck installation. A vote will take place at the annual meeting which requires 100% of the owners to vote in favor to change a common element.

*Cameras* – The camera issue was brought up and will be discussed further during the executive session.

*CPA Audit* – Boechmann & Associates, LLC submitted an estimate of \$3,750.00 to provide an audit and cash verification for 2010 and \$3,900.00 for 2011.

**MOTION:** Tyler Garret made a motion to accept the bid from Boechmann & Associates, LLC and Cheryl Gerrish seconded. The motion passed unanimously.

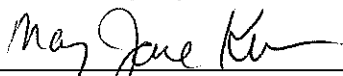
*Antenna Policy* – Currently, there are no limited common elements on which to place a satellite dish. FCC law requires that a policy be adopted per HRS 514B in regard to installation of an antenna.

**MOTION:** Oli Nonza made a motion to adopt the antenna policy as presented by Janie Kramer, reviewed by legal counsel, conforming to the requirements of the FCC law and Hawaii Revised Statutes and Tyler Garret seconded. The motion passed by unanimously.

*Annual Meeting Preparation* – Need to mail notice to owners 30 days prior to March 19, 2011. Lanais, antenna policy, change of House Rules, A/R Committee Report, and election for an 11 member Board will be placed on the agenda.

**7. ADJOURNMENT**

The meeting adjourned to Executive Session at 7:30 p.m.

  
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Mary Jane Kramer, Recording Secretary  
President of CPMMI-Managing Haleakala Gardens AOA  
Kathryn K. Sherman – CPMMI – Transcription Secretary