

Haleakala Gardens AOOO
Board of Directors' Regular Meeting – February 21, 2013
Haleakala Gardens Clubhouse

~~DRAFT~~
Appd
6-4-13

1. CALL TO ORDER

President Oly Noneza called the meeting to order at 6:06 p.m. Mary Jane Kramer, Property Manager (CPMMI) acted as secretary pro tem for the meeting. Quorum was established as five (5) board members were present at the meeting: Oly Noneza, Jeff Mahoney, Carol Pakaki, Cheryl Collett, and Lauren Kashtan.

2. APPROVAL OF MINUTES

MOTION: Cheryl Collett made a motion to approve the November 19, 2012 Board of Director's Regular Meeting and Executive Session Meeting Minutes and Carol Pakaki seconded. The motion passed by unanimous consent as follows: Oly Noneza – yes, Carol Pakaki – yes, Jeff Mahoney – yes, Lauren Kashtan – yes, Cheryl Collett – yes.

3. REPORTS OF OFFICERS AND COMMITTEES

President Oly Noneza turned over the meeting to Carol Pakaki.

Carol Pakaki gave the President's report. The annual meeting is scheduled for May 4, 2013 at 9:00 a.m. with registration at 8:30 a.m. Announcement of Board positions will be sent out 60 days prior to the annual meeting.

Lauren Kashtan gave the Treasurer's Report.

Landscape Committee Report – Carol Pakaki reported that soft irrigation lines that were run underground have collapsed which are being repaired in areas where landscaping work is underway. By May 2013, the drip lines in the front should be working, and 348 mock orange plants will be planted to replace the hedge.

Architectural Committee – Guideline standards are being written by legal.

House Rules Committee – Oly Noneza scheduled a House Rules committee meeting for Friday, March 8 at 5:00 p.m. at the clubhouse. As enforcement procedures are already in place, he wants to establish a standard of evidence. Procedures will be tightened so that owners receive a warning notice by registered mail when their tenants have a violation. Carol Pakaki has tasked someone to rewrite the House Rules with the goal that they will be easy to understand and follow that owners and tenants will receive when approved.

Communication Committee – Lauren Kashtan has volunteered to work on the website which se will populate with all association forms, house rules, contact numbers, etc.

4. OLD BUSINESS

Irrigation Well Completion Report Received – The well completion report was received. A timer has been ordered so that the pump doesn't work in response to a leak. Ron Fukumoto's office is monitoring the well, and the project engineer is testing and reporting to the State.

Enforcement of House Rules – This was discussed under House Rules Committee. The current rules are still valid pending approval of the new rules.

Enforcement of Insurance Requirements – 90% of the owners submitted or placed insurance with CPMMI. Insurance was placed for 12 delinquencies at \$150 each, and some owners asked CPMMI to place insurance for them. A letter will be sent to the remaining 10% to provide proof of insurance in 15 days, or CPMMI will place. Owners should remind their agents to automatically send renewal notice to CPMMI.

Owner/Tenant Registration Forms – update – This will be discussed at the annual meeting. CPMMI will prepare a spreadsheet of tenant information that has been submitted to Carol.

Owner Keys – Keys will be returned to owners. Attorney Shannon Imlay will prepare a legal form for owners to sign upon receipt of keys. Notices will be posted for prescheduled pest control dates on bulletin boards and on the website. The House Rules currently require that the AOAO have all owners' keys, but will be changed in the new rules.

Lofts – Status (Legal opinion moved to executive session)

5. NEW BUSINESS

Audit – Audit was completed and received for review at the next Board meeting. Oly Noneza asked for a fourth column for the annual budget to compare actual costs to budget numbers in detail rather than one line item.

Design Review Standards Drafted by Legal – These review standards have not yet been approved, however, owners with pending requests will be addressed now. Owners will be notified of procedures upon approval.

Design Review Requests for Review/Air Conditioning/Solar Fans/Improvements to Unit 11B – Janie Kramer will send a letter to 14H and 16G who have requested installation of solar ceiling fans that the Board will approve their requests contingent upon their supplying the name of their contractor, location of solar panel, and sign a document that they will be responsible for any damage due to roof penetration. Standard criteria will be adopted to use for installation of solar ceiling fans. Regardless of the standardized criteria, the Bylaws require prior written Board approval before making any alterations or additions

The Board will approve the 14E air conditioning unit request provided the unit is installed behind the shrubs, approves the penetration of duct work, and owner agrees to remove the unit, at his expense, and restores back to original condition if there is a noise complaint from the neighbor. If the owner cannot agree to this, he will have to resubmit his request to design review. Janie Kramer will draft a letter for him to sign based on the e-mail that Shannon Imlay put together regarding placement of the air conditioning unit.

The owner of 11B does not live here, but they gave permission for their relatives who live

there to install kitchen cabinets and make upgrades.

MOTION: Cheryl Collett made a made a motion to grant David Haake's (14E) request to install an air conditioning unit at the location behind the hedge with removal language if the adjacent owner is disturb by the noise and Jeff Mahoney seconded. The motion passed by unanimous consent as follows: Oly Noneza – yes, Carol Pakaki – yes, Jeff Mahoney – yes, Lauren Kashtan – yes, Cheryl Collett – yes.

Fence Estimate – Carol Pakaki asked for quote to replace the temporary fence that was torn down along the Koa fence line, but she will clarify if it goes all the way back behind Building 8. This item is deferred for clarification.

Annual Meeting – This was discussed under President's Report.

Window Replacement – Carol Pakaki sent specs to 2 owners who asked to replace windows. Janie Kramer will send owners the recorded amendment to the CC&Rs addressing window replacement. Owners are still required to send their request to the Board for approval.

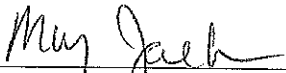
Smoking Policy – Carol wrote a new smoking policy based on information compiled from the State's smoke free website and Maui County municipal code which she posted on the bulletin boards. She will check the Maui County Code to see what type of signage is recommended and designated areas. Oly Noneza will contact the Maui County Fire Chief to access the property as it applies to the smoking law. Janie Kramer will include a smoking survey in the annual meeting packet to homeowners and discuss at the annual meeting to make a policy to incorporate in the House Rules. This item was deferred for further research.

6. **OWNERS FORUM** - Owners expressed their views and concerns.

7. **ADJOURNMENT**

MOTION: Jeff Mahoney made a motion to adjourn to executive session and Cheryl Collett seconded. The motion passed by unanimous consent as follows: Oly Noneza – yes, Carol Pakaki – yes, Jeff Mahoney – yes, Lauren Kashtan – yes, Cheryl Collett – yes.

The meeting adjourned at 8:30 p.m.



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