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**Haleakala Gardens AOA  
Board of Directors' Regular Meeting – January 21, 2014  
Haleakala Gardens Clubhouse**

**1. CALL TO ORDER**

President Carol Pakaki called the meeting to order at 5:30 p.m. Mary Jane Kramer, Property Manager (CPMMI) acted as secretary pro tem for the meeting. Quorum was established as eight (8) board members were present at the meeting: Carol Pakaki, Oly Noneza, Donna Vickers, Kathy Piimauna, Cynthia Clark, Jarrett Fry, Betsy Bowen, and Jeff Mahoney.

**2. APPROVAL OF MINUTES**

**MOTION:** Oly Noneza made a motion to approve the October 23, 2013 minutes as presented and Jeff Mahoney seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Donna Vickers-yes, Kathy Piimauna-yes, Cynthia Clark-yes, Jarrett Fry-yes, Betsy Bowen-yes, Jeff Mahoney-yes.

**3. REPORTS OF OFFICERS AND COMMITTEES**

President's report – Carol Pakaki announced that Betsy Bowen is the new Board member appointed to replace Lauren Kashtan, who resigned at the last meeting.

Treasurer's Report – Donna Vickers gave the treasurer's report as of December 31, 2013.

Landscape Committee Report – Carol Pakaki updated the list of 2013 items pending, especially irrigation repairs, and the 2014 goals. CPMMI to contact Betsell Brothers by letter to trim their encroaching trees which would also help with rodent control. The Committee will look at improving areas around mail boxes, dumpsters, front islands, and clubhouse. One more overgrowth and volunteer plant removal will be done with the landscaper.

Architectural Design Committee (ADC) – One application is pending. Owners need to fill out design review forms to submit for improvements.

House Rules Committee – Oly Noneza and Donna Vickers are meeting tomorrow January 22, 2014 at 5:30 p.m. and every Wednesday thereafter until further notice. Procedure to enforce House Rules will be discussed and prepared. Some prior experiences with enforcement have resulted in misunderstandings, accusations, ill feelings, and inconsistencies. House Rules currently prohibit smoking within 20 feet of the buildings. Because of the failure of the House Bill, only the State and County can enforce the no smoking law. House Rules state certain things that are allowed, and certain things that are specifically prohibited. They don't address things that are unspecifically prohibited, but not allowed. As the House Rules affect the owners, Oly asked for owner participation.

Communication Committee - website – Donna Vickers volunteered to do a newsletter to be posted on the website. Oly will update the calendar for Clubhouse and pest control or items that affect all owners. House Rules, registration forms with a reminder that it is very important that we have phone numbers for owners or agents will be posted. Registration forms will be sent in the annual meeting packet for owners to update and return.

Carol requested committee reports 2 weeks prior to the annual meeting. Final approved reports will be sent to CPMMI after which Oly Noneza will post on the website.

#### 4. OLD BUSINESS

*Solar Update* – An authorization letter will be sent to the residents in the next mailing or annual meeting packet to determine their kilowatt hours used. Residents will provide their name and MECO account number and sign the letter to allow the solar company to compile the information from MECO. There may be a guarantee on the solar system if installed at the same time as the roof project.

*Loft Amendment- update* – 67% of the membership voting yes is required to pass the loft amendment, and the vote is currently at 51%. Attorney Shannon Imlay will restate the loft amendment in a simple question and answer format to be sent to owners which will include key points, i.e., the attic is part of each owners unit and does not add square footage, change their pro rata share of CAM, affect their voting percentage, or allow for an additional parking space. If the amendment does not pass, no lofts will be allowed for storage or any other purpose. This is an important issue for the property with no downside that can benefit the entire membership. Owners will be able to have a loft and that makes the property more desirable and worth more. 67% approval must be obtained within 4 months or the entire amendment process must start from the beginning.

*Pest Control* – Bowman and Mid Pacific Zacs submitted bids for interior and exterior pest control which will be e-mailed to the Board.

*CPA proposals for audit and tax returns* – Roen Hirose, CPA, bid \$4,635 and James & Associates bid \$4,576 for the annual audit of financial statements, cash verification, and income tax return preparation. Oly Noneza requested separate columns to compare budgeted vs. actual expenses.

**MOTION:** Oly Noneza made a motion to select James & Associates proposal to prepare the audit and income tax return and Cynthia Clark seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Donna Vickers-yes, Kathy Piimauna-yes, Cynthia Clark-yes, Jarrett Fry-yes, Betsy Bowen-yes, Jeff Mahoney-yes.

*Roofing Bids* – A 4<sup>th</sup> bid will be obtained from Advance before making a selection. Ridge vents installation and metal flashing should be added options to specs for all bids. Tabled.

*Irrigation Well* – Work on pressure tank location, landscape area around the well, and construction of a box around shutoffs that are exposed outside of the closet is underway. Oly Noneza is waiting for bids. Betsy is working on design to cover the well head. Required reports for the County are prepared by the well engineering firm. Regular maintenance is done on the well to assure the longest life from the well. A 3-year payback is expected because of add-ons to the original specs to be more compliant with County requirements. According to Oly's calculations the Association is saving about \$45,000 a year from what the County would have charged for water & sewer.

*Annual Meeting* – The annual meeting is scheduled for February 22, 2014 with registration at 9:00 am and meeting at 9:30 am. Owners will be receiving their packet next week. It is important to sign the proxy and return as requested. Ballots for lofts and registration forms will be available. A table will be set up for loft amendment explanation. Q&A letter regarding the loft will be sent out separately.

## 5. NEW BUSINESS

*Request from Owner for Dog Area* – A designated dog area with dumpster was requested. Tabled for House Rules will review.

**MOTION:** Oly Noneza made a defer request for dog area and Jarrett Fry seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Donna Vickers-yes, Kathy Piimauna-yes, Cynthia Clark-yes, Jarrett Fry-yes, Betsy Bowen-yes, Jeff Mahoney-yes..

*Audit Draft* – The audit for 2012 was finalized and will be sent out.

**MOTION:** Donna Vickers made a motion to accept the 2012 audit as prepared and Oly Noneza seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Donna Vickers-yes, Kathy Piimauna-yes, Cynthia Clark-yes, Jarrett Fry-yes, Betsy Bowen-yes, Jeff Mahoney-yes.

*Pet Insurance/Surf/Kayak Racks* – Deferred to House Rules Committee to discuss.


**MOTION:** Donna Vickers made a motion to defer pet insurance, surf and kayak racks and Cynthia Clark seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Donna Vickers-yes, Kathy Piimauna-yes, Cynthia Clark-yes, Jarrett Fry-yes, Betsy Bowen-yes, Jeff Mahoney-yes.

The communication regarding pet insurance and surf and kayak racks will be e-mailed to the Board to review and make comments for review at the House Rules Committee meeting.

## 6. ADJOURNMENT

**MOTION:** Oly Noneza made a motion to adjourn Betsy Bowen seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Donna Vickers-yes, Kathy Piimauna-yes, Cynthia Clark-yes, Jarrett Fry-yes, Betsy Bowen-yes, Jeff Mahoney-yes.

The meeting adjourned at 7:00 p.m.

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