

Approved
4-7-15
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**Haleakala Gardens AOA
Board of Directors' Regular Meeting – January 29, 2015
Haleakala Gardens Clubhouse**

1. CALL TO ORDER

President Carol Pakaki called the meeting to order at 5:37 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: Carol Pakaki, Oly Noneza, Kathy Piimauna, Betsy Bowen, and Victor Ajlouny (via phone). Cynthia Groves, Donna Vickers, Doris Prockett, Kevin Fleming, Absent.

2. APPROVAL OF MINUTES

Victor Ajlouny amended the minutes to include that the Irrigation Well Pressure Tank Location would be moved as per the email received from the board that approved this request.

MOTION: Betsy Bowen moved to approve the October 8, 2014 minutes as amended and Oly Noneza seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Betsy Bowen-yes, Victor Ajlouny-yes.

3. REPORTS OF OFFICERS AND COMMITTEES

President's report – Carol Pakaki gave the report. She thanked Oly Noneza for help with the roofing project that is moving along and all the other work he does.

Treasurer's Report – Kathy Piimauna gave the treasurer's report as of December 31, 2014.

Landscape Committee Report – Betsy Bowen gave the report. Irrigation repairs and planting projects are well underway. The well is operational and savings on water were reported.

Architectural Design Committee (ADC) – Oly Noneza reported that Unit 6H hardwood flooring design review application was approved. Unit 16G will submit an application for new windows.

House Rules Committee – Oly Noneza gave the report. He hopes to have complete, amended House Rules for the annual meeting. He is still enforcing March 2011 House Rules, and violations have been prioritized according to safety first, people issues, then appearance issues.

Communication Committee - website – Oly Noneza is updating the calendar posts. The roofing schedule has not been posted due to changes, but updates are placed on the bulletin board.

4. OLD BUSINESS

Solar Update – Carol Pakaki reported that the legal opinion is that solar panels installed on a common area roof is a material addition, therefore, 67% of members must vote to agree to solar installation that conforms to a criteria of 11 items prepared by legal. Information and a ballot will be drafted for the annual meeting.

MOTION: Oly Noneza moved to ratify the email vote made previously whereby the decision was that the installation of solar or permission to install solar is a material addition to the common elements and therefore the Association needs to get 67% approval from the rest of the ownership and Betsy Bowen seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly

Noneza-yes, Kathy Piimauna-yes, Betsy Bowen-yes, Victor Ajlouny-yes.

The Association will not pursue solar PV since MECO will not analyze data to provide a solar company with a PV bulk quote. Individual huis of 8 or 9 owners or individuals can work with a solar company. Regardless, solar is a material addition and the Association must protect all the owners' roofs and their assets. If homeowners approve solar panels, groups or individuals must submit a design review request and goes to the Board for approval.

Loft Amendment- update – The amendment passed and is being recorded which permits lofts if County building codes are met. The draft of a letter to owners regarding loft requirements was discussed. Those with a loft must provide copy of their permit, obtain a permit from the County if they do not have one, or if livable, provide a certificate of occupancy and drawing specifications with an architect's stamp. The Association's independent architect will review the owner's documentation upon submittal to the Board. The letter will state that either item 1 permit or update in writing must be submitted to CPMMI by 4/30/15. The County Planning website will be noted for out-of-town owners. Loft owners who do not respond will be reported to the County.

MOTION: Betsy Bowen moved to approve the loft letter as amended and Kathy Piimauna seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Betsy Bowen-yes, Victor Ajlouny-yes.

Sidewalk Repairs – Oly Noneza reported that the intersection of the 2 slabs in walkway between Buildings 12 and 14 were completely redone and 2 of 3 damaged curbs were repaired. There are a significant number of un-level slabs seams all across property, and the inexpensive route would be to grind the edges down. Some slabs may have to be completely demolished, the roots dug out, and the slab re-poured.

Pest Control - Bowman is new vendor starting February 1, 2014 and notice that exterior and interior pest control will be done February 2 and 3 was sent out that Oly will also post.

Storage Space Under Stairs - Tabled.

Irrigation Well Pressure Tank Relocation – We are waiting on a bid for the cabinet to make the move. Oly Noneza is exploring the feasibility if doing away with the pressure tank completely if we don't really need a pressurized system. Pural will submit a bid for the relocation.

Kayak Rack Behind Building 3-update – The wood storage rack currently in use needs to be rebuilt, secured and screened. Carol Pakaki suggested that since the nursery and equipment area needs a new taller fence with slats, a kayak storage area be appurtenant behind the fence at the end of the clubhouse. Oly Noneza will work up a design and CPMMI will obtain a bid from Valley Isle Fencing. The fence already exists so we would just repair and extend it. Those using the kayak storage would be asked to sign a waiver.

MOTION: Betsy Bowen moved to get a bid to build a nice ~~wooden~~ fence around the nursery area and attach a kayak area.

Annual Meeting Date – Saturday, February 21, 2015 with registration at 9 am and meeting at 9:30 am. Quorum obtained through mail in proxies. There are two Board positions open.

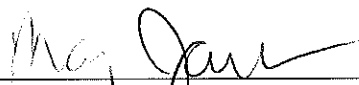
5. **NEW BUSINESS**

Insurance Claim – A woman tried to file a claim for falling 2 years ago. The insurance company disallowed the claim.

Parking Stalls – Legal is researching information for final parking plan/stall identification.

6. **ADJOURNMENT**

MOTION: Oly Noneza moved to adjourn at 6:47 p.m. and Betsy Bowen seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Betsy Bowen-yes, Victor Ajlouny-yes



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