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**Haleakala Gardens AOA
Board of Directors' Regular Meeting – January 6, 2016
Haleakala Gardens Clubhouse**

1. CALL TO ORDER

President Carol Pakaki called the meeting to order at 5:40 p.m. Mary Jane Kramer, Property Manager (CPMMI) acted as secretary pro tem for the meeting. Seven (7) Board members were present to establish quorum: Carol Pakaki, Oly Noneza, Kathy Piimauna, Victor Ajlouny (on the phone), Betsy Bowen, Cynthia Clark, and Sharon Intravia. Doris Prockette was absent.

MOTION: Betsy moved to allow Victor Ajlouny to discuss the Solar report first. Sharon Intravia seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Victor Ajlouny-yes, Betsy Bowen-yes, Cynthia Clark-yes, Sharon Intravia-yes.

2. APPROVAL OF MINUTES

MOTION: Oly Noneza moved to approve the October 6, 2015 minutes and Betsy Bowen seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Victor Ajlouny-yes, Betsy Bowen-yes, Cynthia Clark-yes, Sharon Intravia-yes.

3. REPORTS OF OFFICERS AND COMMITTEES

President's Report – Carol Pakaki thanked everyone on the Board for all of their hard work last year.

Treasurer's Report – Kathy Piimauna gave the treasurer's report as of November, 2015.

Landscape Committee Report – Betsy Bowan discussed the committee is working on new specifications and standards for a Landscape Management contract that will be put out for bid this month.

Architectural Design Committee (ADC) – AC documents were revised. Oly Noneza will contact Clayton Patterson to complete the required information for the AC installation. Cynthia Clark requested all pages of the indemnity agreement refer to "Central Air". Janie Kramer will have the indemnity package updated with the changes. If an upstairs unit owner cannot get the approval of the downstairs unit owner to install the outside compressor, it can be brought to the Board of Directors for a decision.

House Rules Committee – Oly Noneza reported that he and Sharon Intravia are reporting issues ongoing based on the House Rules dated 2011. Committee to meet and review redraft of House Rules.

Communication Committee - Oly Noneza reported he will continue to post events such as pest control on the website. As information becomes available for "Board Members Information only", Sharon Intravia as volunteered to send out emails to the members as needed. Sharon Intravia has also volunteered to begin sending a monthly newsletter to Janie Kramer who will send it out via CPMMI monthly mailings to inform Owners and Residents of new events, information etc.

4. OLD BUSINESS

Loft Amendment – update – CPMMI will send notice that Jake Freeman of CDF Engineering is available to assist owners with after the fact permits. Attorney Sheldon said that since owners were put on legal notice to report lofts, all liability and damages will be the owner's responsibility even if unreported in the event of a sale. CPMMI will have Ms. Sheldon draft a reminder letter with a new deadline to comply, and include warning that the owner must disclose status of loft in event of a sale.

Sidewalk and Curb Repairs – Oly Noneza working with Structural Concrete and Bonding to look at the needed work and give proposal.

Kayak Racks - update – Oly Noneza reported the old rack is clear. A kayak and several surfboards have not been claimed. He will wait 30 days to have owners claim them. A decision will be made of what to do with unclaimed items. The new rack installation to be completed this month and residents to be notified.

Bike Racks - update – Sharon Intravia reported the 6 bike racks that were purchased have been installed.

MOTION: Oly Noneza moved to approve the cost of \$1790.61 for the bike racks. Betsy Bowan seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Betsy Bowen-yes, Cynthia Clark-yes, Sharon Intravia-yes.

Solar Report – Victor Ajlouny gave a report. Solar will be presented for a membership vote at the annual meeting. At this time it does not seem feasible due to risk and liability. Issues to consider; the need for a performance bond, additional insurance if available, the need for frequent roof inspections, and potential water damage. It is recommended to not approve solar until the State of Hawaii changes how the insurance policy for potential water damage is viewed and determined.

Assistance Animals – Carol will send the animal registration form to the Board for review and approval by email vote.

MOTION: Oly Noneza moved to approve the registration form. Sharon Intravia seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Betsy Bowen-yes, Cynthia Clark-yes, Sharon Intravia-yes.

MOTION: Victor Ajlouny moved to approve the Assistance Animal Policy and Kathy Piimauna seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Victor Ajlouny-yes, Betsy Bowen-yes, Kevin Fleming-yes, Sharon Intravia-yes.

Insurance-Owner's Policy - update – AOA will begin to put insurance on units that owners have not provided insurance information. Certified mail was sent that they must have their owner's policy in place in 2 weeks or the AOA will place the insurance. Explain that if the AOA places insurance and owner refuses to pay, the charge will be paid first from the dues payment. If owner has insurance and ignored the request for that information, and AOA may charge the owner the cancellation fee.

Satellite Dish – Sharon reported that Direct TV can do 1 dish per building, attached under the eave on the building's north side, for 20 customers or less at no liability to the AOA. Direct TV prices are comparable to Oceanic, and they deal directly with owners. Tabled for owner input at annual meeting

2016 Operating Budget - update

MOTION: Oly Noneza moved to approve and Betsy Bowan seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Betsy Bowen-yes, Cynthia Clark-yes, Sharon Intravia-yes.

Dog Disposal Station – A bag dispenser for owners to clean up after dogs was declined.

5. **NEW BUSINESS**

On Island Representative – A letter to be issued to all owners who are renting their units and are absent more than 2 weeks at one time, to provide an on island representative.

Satellite Dish – Vote to be put to owners at annual meeting if they would like to have the availability of satellite service. If approved the Board of Directors will determine details and placement of dishes.

Pressure Tank – Oly Noneza reported the tank will be relocated in February by the mail kiosk near building 10.

Designated Smoking Area – This item will be added to the annual meeting agenda to propose a designated smoking area and/or enforcement of the county ordinance of not smoking 20' from any building structure. It was proposed that a fine of \$25.00 be charged to offenders who are identified.

6. **ADJOURNMENT** – The meeting adjourned at 7:35 p.m.



Mary Jane Kramer, Recording Secretary, Managing Haleakala Gardens AOA