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**Haleakala Gardens AOA
BOD Meeting
July 30, 2009
6:00 PM
Haleakala Gardens Clubhouse**

ROLL CALL/QUORUM:

BOD Members in Attendance: Bill Lawson, Duane Tsuburaya, Sandi Camargo, Dave Ha'ake and Tyler Garrett. BOD Members Absent: Kathy Piimauna and Brennan Henders.

Quorum was established by a majority of the BOD members present.

OTHERS IN ATTENDANCE:

Michael Stuckland, Property Managers and Mary Jane "Janie" Kramer, (President of CPMMI & Managing Agent for Haleakala Gardens AOA).

CALL TO ORDER:

Bill Lawson called the BOD meeting to order at 6:02 PM.

OWNERS IN ATTENDANCE:

Owner's in Attendance: Sandra Schmitt (Unit 13A) and Shirley Nishikawa (Unit 13E).

OWNERS FORUM:

Sandra Schmitt (Unit 13A) expressed her concerns with the current Landscapers and the issues she has regarding the trimming of the trees, leaving debris laying around, and the need to instruct them to blow the leaves away from the buildings

Duane also discussed the speeding problem within the community, and the possibility of fines for habitual speeders, as well as the danger involved for all residents.

APPROVAL OF PREVIOUS BOD MEETING MINUTES:

MOTION: Dave Ha'ake made a motion to approve the BOD Meeting Minutes from April 15, 2009 and Sandi seconded the motion. The motion was approved unanimously.

TREASURER'S REPORT:

CPMMI discussed and reviewed the current figures contained in the Financial Statements. As of this months Balance Sheet per the Operating Account is underfunded and there is an issue that needs to be addressed concerning the water bill being so high.

The attendees discussed mortgage and foreclosure problems, as well as the actions that the BOD has taken to try and recoup the AOA losses. The BOD asked CPMMI to check with legal counsel to see what is permitted by law, for the shut-off of cable services for foreclosure

properties and for Owner's that have past due accounts. This issue was discussed at length by the attendees.

OPEN DISCUSSION:

Shirley Nishikawa (Unit 13E) requested removal of a tree next to her unit.

MOTION: *Dave made a motion to grant permission for Shirley Nishikawa to take out the tree in question. Tyler seconded the motion and the motion was approved unanimously.*

Shirley and the BOD discussed options to the landscaping issues. Shirley provided a list of drought tolerant plants from the County of Maui. Other ideas to reduce the landscaping costs were further discussed.

OLD BUSINESS:

New Manager's Report – Michael Stuckland, Property Manager, provided his written report to the BOD. Michael discussed the issues with the various buildings that he has observed, as well as improvements and repairs that he has made to the various areas. He also stated that there does seem to be some leaks with certain water lines that need to be repaired and gave some suggestions to the BOD regarding the water line issues. The possibility of scheduling a shut off the water supply to see where the problems are occurring was suggested and discussed by the BOD. Sewer water usage and the separation of the water lines for irrigation, sewer and wastewater were further discussed. Michael stated that some of the shut-off valves are inaccessible or are buried underground. Michael suggested shutting off the water to each building individually, and the attendees discussed the possibility of getting help from the County for these issues.

514B Ballot Update – CPMMI previously updated the BOD on the number of responses that had been received regarding this ballot, 40 responses had been received. It was decided to re-draft the cover letter and forward to the BOD for review.

Final Settlement – Siding – Western Pacific Claim (\$2,971.00)

Resident Manager Unit – Legal Opinion on Sale/Clubhouse – The Clubhouse was discussed by the BOD and changes that need to be made to set a policy regarding the use, safety, fee schedule, cleaning fees, insurance for the AOA members use of the Clubhouse. The issue of using the Clubhouse for residential purposes was also discussed and the attendees agreed that this is not an option. CPMMI will draft a policy for the use of the Clubhouse by the AOA members and present it to the BOD for their review and approval.

Buildings 6, 10 and 11 – Stairs Issue – CPMMI stated that Buildings 6, 10 and 11 have not yet been inspected and Michael will check all the stairways for the AOA.

NEW BUSINESS:

Insurance Renewal – The insurance renewal was provided to the BOD.

Reserve Study – Completed – CPMMI enclosed the Reserve Study that has been completed. The BOD will review the Reserve Study further.

Budget Preparation Discussion – CPMMI drafted a Budget for the AOA for the BOD to review. The attendees discussed the increases and how it would affect the AOA members, as well as ways to cut costs and the possibility of cutting certain services to the community to save money. The attendees also discussed the rental of the RM unit would help offset the mortgage and maintenance fees for the AOA. The elimination of the cable service for the AOA members was discussed and voted upon to remove this service from the maintenance fees to save money for the AOA.

MOTION: Duane made a motion to remove the cable service and separate it from maintenance fees. Tyler seconded the motion and the motion was approved unanimously.

The attendees discussed the pros and cons of having Hawaiian Telcom DSL, Satellite Dishes, (and the related issues with exposed wires, water damage from installation issues, etc.) as well as eliminating the cable service as part of the services provided for the AOA.

Further discussion incurred about ways to cut costs, as well as the increase in fees to the AOA members. The BOD will review and discuss the draft of the new Budget and make any appropriate changes.

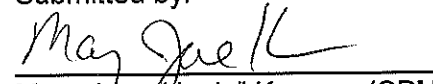
Window Cleaning Bid – Eco Organic – These bids were sent out to the Owners for their consideration.

Management Contract – Expired – CPMMI stated that the current Property Management contract between CPMMI and Haleakala Gardens AOA has expired and is currently month-month. CPMMI will draft a new contract effective 01/01/2010 for review for the BOD.

ADJOURNMENT:

The BOD meeting adjourned at 9:00 PM.

Submitted by:



Mary Jane "Janie" Kramer, (CPMMI – Managing Agent for Haleakala Gardens AOA)
Lisa Snyder- (CPMMI - Transcription Secretary)