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**Haleakala Gardens AOA
Board of Directors' Regular Meeting – July 25, 2012
Haleakala Gardens Clubhouse**

1. **OWNER'S FORUM**

Owners were given the opportunity to express concerns, comments and ask questions.

2. **CALL TO ORDER**

President Oly Noneza called the meeting to order at 6:00 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, Mike Ventura, and Lauren Kashtan. Bill Lawson, Cheryl Collett and Jackie Ehrman were absent.

3. **APPROVAL OF MINUTES**

MOTION: Jeff Mahoney made a motion to approve the March 30, 2012 Board of Director's Regular Meeting and Executive Session Meeting Minutes and Carol Pakaki seconded. The motion passed by unanimous consent.

4. **REPORTS OF OFFICERS AND COMMITTEES**

Oly Noneza gave the President's Report. As there was only 50% participation by owners for the last pest control visit, no discount will be given in the future. If there is a problem on the property, the Association will remedy the situation by calling in professionals, if necessary. The Board will then make a determination whether the homeowner or the Association pays for a repair and whether the AOA will submit an insurance claim or not.

Lauren gave the Treasurer's Report.

Carol Pakaki gave the Landscape Committee Report. Advance Landscape will replant the lawn at Building 10 at his expense for labor. A new plant vendor supplied 200 Eureka plants at 1/3 of the standard cost and lawai fern for the front sign. More plants will be purchased as the budget allows. Priorities include the front sign, eureka along the back where schefflera trees were removed, planting a lawn at Building 10, and the front hedges. Owner's plants that are in compliance will be moved to different locations on the property when the irrigation system is in place. As irrigation is discovered, repaired, and installed, plans will be updated. Banana stump removal is on the list of things to do. Owners were asked to dispose of illegal plants from common elements, however, if they do not comply, The Association will remove these plants and the water hoses.

Architectural Committee – Mr. Haake made a request to install a heat pump sensor A/C unit under the staircase for his 2nd floor unit in Building 14. Oly stated that the committee is concerned that the staircase is a common element and that the ground floor unit may be impacted by the running noise of 56 decibels. CPMMI stated for the record that no owner can use common element for the sole benefit of an owner. The Board will discuss this

request further in executive session before a decision is made.

House Rules Committee – No report.

Communication Committee – Oly stated that a letter is going out soliciting owner contact names, rental agents, and other information to update records within the next 30 days. Some aspects of the web site are being redone and will be completed by the end of next week.

5. OLD BUSINESS

Irrigation Well Update – The well should be hooked up to the irrigation system, tested, and refined by the end of the month. Wailani Drilling is done, and West Maui Irrigation is finishing the job. The leak by the mailboxes on the corner of Building 10 will be resolved. As the project is 30 days behind on savings, compensation for the delays and problems are in negotiation with Wailani Drilling who has been paid only the initial deposit so far. Bids for housings to disguise the irrigation well head and pressurization well tank have been solicited.

Clubhouse Rules – The Board approved the Clubhouse Rules on March 30, 2012. Enforcement of the House Rules did not pass and Jackie Ehrman was to make some modifications in language and clarification of rules. Oly asked CPMMI to go ahead and mail copies of the Clubhouse Rules, which the Board originally passed, to the owners.

House Rule Enforcement – Oly will make revisions to complete the document and will add that the Board or a designated agent will enforce the House Rules. He will e-mail the final copy to the Board for review who will vote via e-mail. Upon approval, CPMMI will send to the owners with the Clubhouse Rules and minutes. The Board will review House Rule enforcement letters before they are sent out.

6. NEW BUSINESS

Window cleaning – Owners have expressed an interest in having the windows cleaned. CPMMI obtained three bids, and Eco Organic bid for \$3,333.00 for semi-annual cleaning of all units was the best. They bid cleaning once a year at \$4,114 and quarterly at \$2,916.

MOTION: Jeff Mahoney made a motion to include semi-annual window cleaning in the 2013 budget and Lauren Kashtan seconded. The motion passed by unanimous consent.

Insurance Letter – An inspection was done by Risk Improvement, the liability insurance carrier, and a couple of problems need to be addressed immediately. BBQ grills were noted throughout the complex in various areas, however, they are not allowed on wood decks, balconies or within 10 feet of combustible construction. CPMMI will respond by sending a copy of the House Rules that prohibit the use of BBQ grills within 20 feet of building and that grills seen on property were stored only. In response to their requirement for a coastal emergency plan, Janie suggested sending owners a letter with a copy of an evacuation map

and a link on website to access the County's coastal emergency preparedness plan. It was suggested that the possibility of a common area BBQ facility be proposed to the entire membership.

Fire Extinguishers – Maui Fire Control, who recently did a fire extinguisher inspection, advised budgeting for new extinguishers as early as 2013 because they are reaching the end of their serviceable life. The cost for new extinguishers will be rebid for the 2013 budget.

Reserve Study Update – Since substantial improvements were done on the property—dry rot, wood siding, staircases, painting, and the new well, the reserve study should be updated and will cost \$1,710 which is budgeted as a reserve line item. Janie Kramer will solicit bids for a roof inspection to determine its life expectancy as well as bids for sleeving the pipes.

MOTION: Lauren Kashtan made a motion to approve the reserve study update and Mike Ventura seconded. The motion passed by unanimous consent.

Smoking Policy – An owner asked Oly for a smoking policy. A basic smoking policy based on Hawaii State law has already been written in the House Rules.

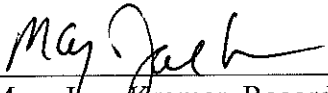
Direct TV - Direct TV antennas must be placed in individual unit. Placing a dish on a building would require 100% membership consent. CPMMI suggested obtaining a bulk contract with Oceanic Cable for which a cost estimate will be obtained.

Volunteers – Cynthia wanted approval to be a volunteer to work on the property. Oly determined that use of volunteers would be decided on a situational basis. Committees using volunteers for a project would present their request to the Board for approval.

7. **ADJOURNMENT**

MOTION: Carol Pakaki made a motion to adjourn and Jeff Mahoney seconded. The motion passed by unanimous consent.

The meeting adjourned at 8:30 p.m.



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