

Approved  
10-18-16  
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**Haleakala Gardens AOA  
Board of Directors' Regular Meeting – July 13, 2016  
Haleakala Gardens Clubhouse**

**1. CALL TO ORDER**

President Carol Pakaki called the meeting to order at 5:33 p.m. Mary Jane Kramer, President of Commercial Properties of Maui Management, Inc. (CPMMI) & Managing Agent for Haleakala Gardens AOA, acted as secretary pro tem for the meeting. Seven (7) Board members were present to establish quorum: Oly Noneza, Victor Ajlouny, Ryan Marshall, Carol Pakaki, Angela Falk, Kathy Piimauna and Sharon Intravia.

**2. APPROVAL OF MINUTES**

**MOTION:** Victor Ajlouny moved to approve the April 13, 2016 Board of Director minutes and Oly Noneza seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Victor Ajlouny-yes, Angela Falk-yes, Sharon Intravia-yes, Ryan Marshall-yes, Oly Noneza-yes, Kathy Piimauna-yes

**MOTION:** Oly Noneza moved to approve the April 13, 2016 Board of Director Executive Session minutes and Sharon Intravia seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Victor Ajlouny-yes, Angela Falk-yes, Sharon Intravia-yes, Ryan Marshall-yes, Oly Noneza-yes, Kathy Piimauna-yes

**3. REPORTS OF OFFICERS AND COMMITTEES**

**President's Report** – Carol Pakaki gave the report. We have been working on a number of old projects before we start any new projects. Trellis – Contractor is working with the Insurance Company. We have accomplished some things this year and still are with an overall goal of trying to improve the overall look of the property. At the next meeting we will give an outline of what those things might be in case any of the Board Members or Owners would like to participate on some of the committees or be involved some more exterior improvements to continually improve the look of the property. Every other project that we have started has been completed with the exception of needing to work a little more on the finished look of the property. We made good progress on all of the projects last year.

**Treasurer's Report** – Kathy Piimauna gave the treasurer's report. As of June 2016, total cash \$932,000, of which \$133,000 is the operating account, \$160,000 in the rental account and \$639,000 in the reserve. Total liabilities \$49,500. Income Statement, YTD total income is \$452,593. YTD total expenses is \$367,000. We are under budget by \$85,000, although the insurance expenses are not due until September/October.

**Landscape Committee Report** – Carol Pakaki gave the Landscape report. We now have contract bids in hand and will be discussing them at the Executive Session. Bid proposals were sent to 13 companies. 2 bids were received.

**Architectural Design Committee (ADC)** – Oly Noneza gave the report. 6H window replacement. There are standards already set up for putting in sliders. If new windows break, the concern would be what the insurance would cover. CPMMI the insurance would only cover what was initially installed. CPMMI to contact 15H to verify underlayment was put in. Future requirement for improvement requests should include the Contractors Name and license number, the list of paid materials, without

the price and inspection of a 3<sup>rd</sup> party once complete.

**House Rules Committee** – Sharon Intravia gave the House Rules report. We are still working on the House Rules updates. The current House Rules are in force. Angela Falk suggested putting a draft up on the website for comments. Oly Noneza said the committee comes up with the rules and Board of Directors has to approve them. We could solicit comments without putting it on the website.

**Communication Committee** – Oly Noneza gave the report. Working on keeping up the website. Have had some problems with the Yahoo calendar. Pest control will be posted on the calendar for the end of August. Angela Falk would like to join the Communication Committee. She suggested that the Communications Committee collect the emails.

**MOTION:** Sharon Intravia moved to appoint Angela Falk to the Communications Committee. Victor Ajlouny seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Victor Ajlouny-yes, Angela Falk-yes, Sharon Intravia-yes, Ryan Marshall-yes, Oly Noneza-yes, Kathy Piimauna-yes

Angela Falk will work on a newsletter with Oly Noneza. They will work on an update for next meeting

#### 4. OLD BUSINESS

**Solar Update** – Victor Ajlouny discussed Solar. We did talk to Volta about putting panels in open space areas, however there were some contract items that did not favor the association. First, they go to a third party to collect from the homeowners, if they are homeowners/renters and don't pay, it falls on the Association to pay and do the collection. We also don't have a buy out at the end of the contract

**MOTION:** Oly Noneza moved to stop the current investigation and not move any further on this Solar project. Ryan Marshall seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Victor Ajlouny-yes, Angela Falk-yes, Sharon Intravia-yes, Ryan Marshall-yes, Oly Noneza-yes, Kathy Piimauna-yes

Will be removed from the agenda. Victor Ajlouny will investigate any new ideas going forward.

**Sidewalk and Curb Repairs** – Oly Noneza got a verbal quote for \$40 linear ft. for the curbs and \$25 cubic ft. for the sidewalk blocks. That includes destruction and replacement. These expense are reserve items, even though projected for future years, they should be done now. Also discussed were the landings of each building, Carol requested an inspection by Structural Concrete and Restoration and a cost to perhaps work on 5 buildings a year. Carol Pakaki, ask them to give a bid on the one we are worried about because it is a safety concern and give us a cost to do exploration and see if it needs replacement or if it can be patched. Discussion surrounding the length of repair time. Per Oly Noneza, it would interfere with the people living there. Discussed changing to an all wood landing, CPMMI to check with legal if owner approval is needed to change the original construction. Oly Noneza discussed having the entire parking lot redone. Victor Ajlouny suggested getting a bid for the asphalt, curbs and sidewalks and then we decide what projects to start. CPMMI and Kathy Piimauna suggested we do a new Reserve Study and move the parking lot the curbs and sidewalks and possibly landings. CPMMI will order a new Reserve Study. CPMMI will get the bid for the parking lot. Oly Noneza to get a bid for the curbs and walkways.

**Satellite Dish** – CPMMI, so far the vote is 23% yes and 13.6% no. CPMMI will be re-sending the ballots out with the monthly billing mailings. Sharon Intravia to provide a flyer to go out with it the billing.

**Designated Smoking Areas** – Board of Directors was asked to consider a designated smoking area for the property and also discussed a smoke free property. The Landscape Committee will select at least 2 designated smoking areas until such time enough votes are received to ban smoking on the property. CPMMI was instructed to contact legal to prepare the necessary amendment/ballot for members to vote for a smoke free property.

**MOTION:** Victor Ajlouny moved that we put out a ballot to make Haleakala Gardens AOA a smoke free property and create designated smoking areas. Ryan Marshall seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Victor Ajlouny-yes, Angela Falk-yes, Sharon Intravia-yes, Ryan Marshall-yes, Oly Noneza-yes, Kathy Piimauna-yes

## 5. NEW BUSINESS

**Window Tinting** – Window tinting standards need to be set in the House Rules, the current rules are silent about window tinting. The new House Rules to reflect: "As long as coloration of the tinting (actual or effective) is in the light gray to charcoal color. No mirror-like, silver, greenish, etc. tinting or film will be allowed." Victor Ajlouny suggested the House Rules reflect a pre-approved list.

## 6. ADJOURNMENT – The meeting adjourned at 7:20 p.m.

**MOTION:** Oly Noneza moved to adjourn the meeting. Sharon Intravia seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Victor Ajlouny-yes, Angela Falk-yes, Sharon Intravia-yes, Ryan Marshall-yes, Oly Noneza-yes, Kathy Piimauna-yes

## 7. CALL MEETING BACK TO ORDER

**MOTION:** Victor Ajlouny moved to reopen the BOD Meeting at 7:40 pm. Kathy Pimauna seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Victor Ajlouny-yes, Angela Falk-yes, Sharon Intravia-yes, Ryan Marshall-yes, Oly Noneza-yes, Kathy Piimauna-yes

**Landscape Contract** – The Landscape Committee requested approval to contract with CK Landscape as the new Landscape Maintenance Contractor. Contract would start August 15, 2016. Carol Pakaki would give the current Landscape Contractor notice.

**MOTION:** Victor Ajlouny moved to approve CK Landscapes Maui, Inc. as the new Landscape Maintenance Contractor. Kathy Piimauna seconded. The motion passed by as follows: Carol Pakaki-yes, Victor Ajlouny-yes, Angela Falk-yes, Sharon Intravia-yes, Ryan Marshall-yes, Oly Noneza-abstained, Kathy Piimauna-yes

**Unit 4F** – Sherman – request fo reimbursement of \$751.04 for repair done to the pipes in the walls

due to a water leak.

**MOTION:** Victor Ajlouny moved to reimburse Leah Sherman \$751.04 for the repair done in the walls for the pipes as a result of the water leak. Kathy Piimauna seconded. The motion passed by as follows: Carol Pakaki-yes, Victor Ajlouny-yes, Angela Falk-yes, Sharon Intravia-yes, Ryan Marshall-yes, Oly Noneza-nay, Kathy Piimauna-yes

8. **ADJOURNMENT** – The meeting adjourned at 7:59 p.m.

**MOTION:** Victor Ajlouny moved to adjourn the meeting. Ryan Marshall seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Victor Ajlouny-yes, Angela Falk-yes, Sharon Intravia-yes, Ryan Marshall-yes, Oly Noneza-yes, Kathy Piimauna-yes



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Mary Jane Kramer, President of Commercial Properties of Maui Management, Inc. (CPMMI),  
Recording Secretary, Managing Haleakala Gardens AOO