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HALEAKALA GARDENS AOA
Board of Directors Regular Meeting - June 23, 2010
Haleakala Gardens Clubhouse

OWNERS FORUM commenced at 6:45 p.m.

1. CALL TO ORDER

President Bill Lawson called the meeting to order at 7:05 p.m. Mary Jane Kramer, Property Manager (CPMMI) acted as secretary pro tem for the meeting. Quorum was established as four (4) board members were present at the meeting: Bill Lawson, Tyler Garret, Cheryl Gerrish, and Oli Noneza. Brennan Henders and Duane Tsuburaya were absent.

2. APPROVAL OF MINUTES

MOTION: Oli Nonza made a motion to approve the May 19, 2010 Board of Director Meeting Minutes and Cheryl Gerrish seconded. The motion was approved by unanimous consent.

3. REPORTS OF OFFICERS AND COMMITTEES

Mary Jane Kramer (CPMMI) gave the May 2010 Treasurer's Report.

Sandi Camargo gave the Manager's Report.

4. OLD BUSINESS

Owner Insurance Update – Mary Jane Kramer reported that of 164 units, 21 responded by sending in a copy of their declaration page. CPMMI will send the request for owner proof of insurance with the next statement.

Termite Inspections – Five (5) buildings were inspected and minor drywood termite infestation can be easily spot treated, however Building 19 must be tented. It was recommended that plants up against the buildings be cut back to eliminate moisture buildup that attracts termites.

Painting – After the completion of termite treatment and dry rot repair, one building per month will be cleaned, caulked, and painted with 2 coats of paint for \$11,000.00. The Board will decide on the paint colors. Sandy Camargo will work with Mr. Ventura for the painting project quality control.

Vent Cleaning – The Board discussed the proposal for new vent hoods, vent cleaning, and maintenance.

MOTION: Tyler Garret made a motion to approve the proposal for new vents and Cheryl Gerrish seconded. The motion was approved by unanimous consent.

Board Vacancies – Three (3) Board of Director positions are open. President Bill Lawson invited member attendees to join the Board by submitting a letter of intent upon which the Board will vote.

Irrigation Survey – The report is not complete, however, some recommendations were given. After discussion, this issue was tabled until the irrigation survey report is done and send to the Board for review.

5. NEW BUSINESS

Use of Common Areas – Owners/Tenants – Oli Nonza, Tyler Garret, Cheryl Gerrish and Carol Pahaki volunteered to form an Architectural Review Committee to submit a report of recommendations to the Board which will then set standards for the complex.

Request of Unit 8H, 3F – The Unit 3F owner has a rat problem that should be abated as the association installs the new dryer vents and cuts back the trees from the building. The Board denied Unit 8H owner's request to use the club house for personal use 6 days a week for 1 hour a day without paying a fee.

Letter from 16C – The Owner of Unit 16C sent a letter to CPMMI commending Sandi Camargo for her performance as manager. CPMMI will send a letter to the owners that Sandi Camargo is not the resident manager, and that her unit is her personal unit and not a place for association business.

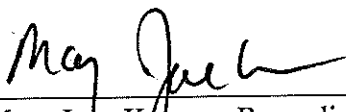
6. NEXT MEETING

The next Board meeting will be in mid-August.

7. ADJOURNMENT

MOTION: Tyler Garret made a motion to adjourn and Cheryl Garret seconded.

The meeting adjourned at 8:20 p.m.



Mary Jane Kramer, Recording Secretary
President of CPMMI-Managing Agent for Haleakala Gardens AOA
Kathryn K. Sherman (CPMMI), Transcription Secretary