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**Haleakala Gardens AOA
Board of Directors' Regular Meeting – June 4, 2013
Haleakala Gardens Clubhouse**

1. **CALL TO ORDER**

President Carol Pakaki called the meeting to order at 6:05 p.m. Mary Jane Kramer, Property Manager (CPMMI) acted as secretary pro tem for the meeting. Quorum was established as eight (8) board members were present at the meeting: Carol Pakaki, Oli Noneza, Donna Vickers, Kathy Piimauna, Jeff Mahoney, Mike Ventura, Cynthia Clark, Jarett Fry. Lauren Kashtan was absent. Sunny Palmer CPMMI was also in attendance.

2. **APPROVAL OF MINUTES**

MOTION: Cynthia Clark made a motion to approve the February 21, 2013 Board of Director's Regular Meeting and Executive Session Meeting Minutes and Oli Noneza seconded. The motion passed by majority consent as follows: Carol Pakaki - yes, Oli Noneza - yes, Donna Vickers - yes, Jeff Mahoney - yes, Mike Ventura - yes, Cynthia Clark yes, Jarett Fry- yes, and Kathy Piimauna abstained

REPORTS OF OFFICERS AND COMMITTEES

An e-mail from 3-G and solar options were added to the agenda.

President's report – Carol Pakaki welcomed new members and encouraged each member to chair a committee or subcommittee and be responsible to call meetings, select goals, assign tasks, then report to the Board who will determine if feasible from a budget standpoint, legal with condo documents, and whether insurance will cover.

Treasurer's Report – Donna Vickers gave the report which was discussed.

Landscape Committee Report – Carol, Cynthia and Jarett did a walk through and a meeting will be scheduled. Work is continuing on valve box problems, providing water for all front hedges, tree trimming, and white fly treatment which are on budget. Some unscheduled tree removal was done due to safety issues. If there are any future safety issues that are not budgeted, funds can be borrow from a different account.

Design Review Process – A duplicate set of design review approvals and permits processed by the Board should be kept at the CPMMI office. The design review procedure was sent to all owners. Any owner who makes a modification to their unit must obtain a design review packet and complete the list of requirements to submit to the Board for approval.

House Rules Committee – The revision to the rules is underway and will be refined, finalized, adopted, distributed to the owners, and enforced. Carol Pakaki will provide the fine chart for review. Oli Noneza addresses any complaints, walks the property, and follows up on problem areas. He posted notice and had a good response with some owners cleaning their area. However, new owners/tenants are putting plants, etc., in front of their units.

House Rules Committee Appointments – The committee appointees are Oli Noneza, chair, Donna Vickers, Mike Ventura and Kathy Piimauna, members. This committee will also work on bike racks and kayak and surfboard storage.

MOTION: Donna Vickers made a motion to approve the House Rules Committee appointees and Jarett Fry seconded. The motion passed by unanimous consent as follows: Carol Pakaki - yes, Oli Noneza - yes, Donna Vickers - yes, Kathy Piimauna - yes, Jeff Mahoney - yes, Mike Ventura - yes, Cynthia Clark yes, Jarett Fry- yes.

Architectural Committee – The committee appointees are Oli Noneza, chair, Jeff Mahoney and Kathy Piimauna, members with Cynthia Clark and Jarett Fry on the solar subcommittee.

MOTION: Donna Vickers made a motion to approve the Architectural Committee appointees and Jarett Fry seconded. The motion passed by unanimous consent as follows: Carol Pakaki - yes, Oli Noneza - yes, Donna Vickers - yes, Kathy Piimauna - yes, Jeff Mahoney - yes, Mike Ventura - yes, Cynthia Clark yes, Jarett Fry- yes.

Communication Committee – Lauren Kashtan is working on the website and will post the Board of Directors’ names, positions and terms. E-mail will be received by CPMMI who will forward to Board members.

3. **OLD BUSINESS**

Oli will answer the e-mail from the owner in building 20 and ask for more information.

Draft of new House Rules (e-mail from owner) Area for Children to Play – Tabled.

Enforcement of Insurance Requirements – A last chance letter will be sent to the remaining 10% to provide proof of insurance in 15 days, or CPMMI will place insurance. Owners should remind their insurance agents to automatically send renewal notice to CPMMI.

Owner/Tenant Registration Forms–update – A fine for not registering tenants was discussed.

Lofts – Status (Legal opinion moved to executive session)

4. **NEW BUSINESS**

Letter from Owner regarding Dish TV – Oli addressed this letter in a talk with the owner.

Fence Estimate – An estimate was obtained, but the fence can wait.

Common Area BBQ, Smoking, Playground – Before pursuing work on a common area BBQ, it was suggested that the owners be polled as to whether they would use the common the area BBQ and forego using a BBQ at their unit. Tabled until Don, who has pursued this, returns.

Board Meeting Minutes – Board meeting minutes will be mailed to all owners.

Parking Lot Resurface/restriping –The Board will pursue this item by obtaining 2 more bids with the same specs. An e-mail vote was approved to take advantage of any discounts.

3-G e-mail – Carol responded to the e-mail. She told 3-F to call the police and have a police report. The owner should deal with these tenant’s problems. Oli will also respond.

Solar – Cynthia Clark and Jarett Fry will attend a free seminar, obtain information and report at the next meeting.

Smoking Policy – The AOA is covered by the County no smoking law. Signs will be posted which reflect the resolution. A change will be made to the sign that there “may” be a \$500 fine. The resolution will be changed for the Board President’s signature and e-mailed to Carol Pakaki. The resolution will be posted on the website. Carol will research the best location for the signs. A House Rule regarding smoking should be included to be very specific that there is no smoking within 20 feet of common areas, and not allowed outside windows or on stairs, etc.

MOTION: Jeff Mahoney made a motion to accept the signage and the resolution as amended and Jarett Fry seconded. The motion passed by unanimous consent as follows: Carol Pakaki - yes, Oli Noneza - yes, Donna Vickers - yes, Kathy Piimauna - yes, Jeff Mahoney - yes, Mike Ventura - yes, Cynthia Clark yes, Jarett Fry- yes.

MOTION: Donna Vickers made a motion to adjourn to Executive Session and Oli Noneza seconded. The motion passed by unanimous consent as follows: Carol Pakaki - yes, Oli Noneza - yes, Donna Vickers - yes, Kathy Piimauna - yes, Jeff Mahoney - yes, Mike Ventura - yes, Cynthia Clark yes, Jarett Fry- yes.

The meeting adjourned into Executive Session at 8:20 p.m.
The meeting reconvened at 10:10 p.m.

RESOLVED: A new Section 7 under the title “Building Modification” shall be added to the House Rules, which shall read as follows:

7. Any attics, lofts or storage areas shall only be used only in accordance with the scope of the County of Maui permit for such area and in accordance with the Association’s Declaration and Bylaws. The use of any attic, loft or storage area shall not (a) affect the common elements, (b) change the exterior appearance of the building, (c) overload or impair the floors, walls or roofs, and/or (d) interfere or affect any pipes, conduits, wires, cables or utility or service lines which are utilized for or serve more than one apartment. Owners, occupants and guests shall not use the attic, loft or storage area in any manner or store anything in such area that jeopardizes the soundness or safety of the property, including storage or any flammable or toxic materials.

The undersigned being the President of the Association of Apartment Owners of Haleakala Gardens certifies that the above resolution and amendment to the House Rules was adopted by said Board of Directors at its duly called meeting held on June 4, 2013 in Kihei, Hawaii.

MOTION: Donna Vickers made a motion to adopt resolution and Oli Noneza seconded. The motion passed by unanimous consent as follows: Carol Pakaki - yes, Oli Noneza - yes, Donna Vickers - yes, Kathy Piimauna - yes, Cynthia Clark yes.

RESOLVED:

1. The Association engage Hawaii Inspection Group, or comparable company ("Contractor"), to perform inspections in each of the units reported to have alleged modifications and develop a report to the Association of the findings;
2. Prior to the inspection, the Association shall provide at least ~~ten~~ (20) days' notice to the owner and tenant, if any. *twenty J*

The undersigned being the President of the Association of Apartment Owners of Haleakala Gardens certifies that the above resolution was adopted by said Board of Directors at its duly called meeting held on June 4, 2013 in Kihei, Hawaii.

MOTION: Kathy Piimauna made a motion to adopt the attic inspection and Donna Vickers seconded. The motion passed by unanimous consent as follows: Carol Pakaki - yes, Oli Noneza - yes, Donna Vickers - yes, Kathy Piimauna - yes, Cynthia Clark yes.

RESOLVED:

To seek owner approval by vote or written consent to amend the Declaration provisions pertaining to the calculation of common interest to specifically exclude lofts and like areas, and to state that any owner that increases the net living area with the installation of a lofts and like areas, shall not be granted additional parking.


The undersigned being the President of the Association of Apartment Owners of Haleakala Gardens certifies that the above resolution was adopted by said Board of Directors at its duly called meeting held on June 4, 2013 in Kihei, Hawaii.

MOTION: Cynthia Clark made a motion to adopt the resolution and seconded. The motion passed by unanimous consent as follows: Carol Pakaki - yes, Oli Noneza - yes, Donna Vickers - yes, Kathy Piimauna - yes, Cynthia Clark yes.

5. **ADJOURNMENT**

MOTION: Donna Vickers made a motion to adjourn which was seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oli Noneza-yes, Donna Vickers-yes, Kathy Piimauna-yes, ~~Jeff Mahoney-yes~~, ~~Mike Ventura-yes~~, Cynthia Clark-yes, ~~Jarrett Fry-yes~~. *J J J*

The meeting adjourned at 10:15 p.m.


Mary Jane Kramer, Recording Secretary, Managing Haleakala Gardens AOA