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**Haleakala Gardens AOA
Board of Directors' Regular Meeting – March 30, 2012
Haleakala Gardens Clubhouse**

1. CALL TO ORDER

President Oly Noneza called the meeting to order at 6:04 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: Bill Lawson, Oly Noneza, Carol Pakaki, Cheryl Collett and Jackie Ehrman.

2. APPROVAL OF MINUTES

A correction was made to change Cheryl's surname to Collett and Oli's given name to Oly.

MOTION: Cheryl Collett made a made a motion to approve the January 6, 2012 Executive Session Meeting Minutes as corrected and Jackie Ehrman seconded. The motion passed by majority consent with Bill Lawson abstaining.

3. REPORTS OF OFFICERS AND COMMITTEES

Oly Noneza gave the Treasurer's Report. The AOA will be foreclosing on one unit.

Carol Pakaki gave the Landscape Committee Report. The one time clean-up went well. The certified arborist's report recommended removal of the volunteer shefalar trees in the back that are multiplying and obstructing light. Pending approval, funding and a functioning irrigation system, the committee has planned front sign beautification, restoration of dead lawn areas, and entrance island upgrades. Landscaping goal plans should be ready in time for the annual meeting. Advance Landscaping was awarded the landscaping contract effective February 16, 2012. They are on-property 5 days a week and are responsible for the irrigation up to the valve.

Architectural Committee – Oly Noneza received a proposal from Mr. and Mrs. Bowen in 17A to replace louvers with sliding windows per window change policy already approved by the Board. The proposal will be e-mail to all Board for review and approval.

House Rules Committee – Oly Noneza is working on proposed changes to the House Rules for presentation at the annual meeting. The Board will vote on the new House Rules via e-mail and ratify they decision at the next meeting. Some key changes are making owners responsible for tenant's actions, use of the car wash area, and illegal business operations on the property. Oly also noted that 21 violation letters will be sent out on April 2, 2012.

Communication Committee – Oly is working on the website and trying to respond to owners as quickly as possible. The AOA will not get involved in criminal matters which should be referred to the police. CPMMI's management contract is for fiscal management only and they have been instructed not to respond to phone calls or e-mails from owners regarding other matters. It was hoped that owners will work together and communicate with Oly.

4. **OLD BUSINESS**

Irrigation Well – The well is not proceeding according to the original timetable. Oly expressed his displeasure to the engineer and driller.

Parking Lot-resurface/repairs – The feasibility of resurfacing without pipe inspection under the asphalt or tree root removal was discussed. CPMMI will obtain an updated bid to repair and resurface the parking lot. Bill Lawson will head a committee to work with CPMMI to obtain a preliminary assessment and recommendations on how to proceed and report back.

Clubhouse Rules – Oly prepared new rules and procedures for clubhouse use, and Jackie Ehrman made some modifications in language and clarification of rules. CPMMI will mail a copy of the clubhouse rules to owners and Oly will post them on the website.

MOTION: Cheryl Collett made a motion to approve the clubhouse rules as presented and Carol Pakaki seconded. The motion passed by unanimous consent.

Enforcement of House Rules – Jackie Ehrman will revise for presentation at the next meeting.

Landscape Bids – This item was discussed under the Landscaping Committee Report.

Tree trimming and removal – CPMMI presented a matrix prepared by legal regarding tree trimming and removal for the Board's use. CPMMI advised checking original plantings to determine if tree replacement is necessary. They also suggested that the arborist's report recommending replacement trees be sent to Board members by e-mail prior to voting.

Painting stairs – Oly Noneza reported the project is progressing and that traction issues were reported. The painter is using a new type of paint to address situation, and Bear is resurfacing completed stairs where footing is questionable.

5. **NEW BUSINESS**

Window cleaning – Bids were reviewed for semi-annual cleaning. As this is not an AOA responsibility, it was tabled for budget review.

Vent cleaning – CPMMI obtained 3 bids for vent cleaning and after a discussion, it was decided to do cleaning and include the roof access annually.

MOTION: Bill Lawson made a motion to approve Shakasweepers' proposal and Cheryl Collett seconded.

MOTION: Bill Lawson amended his motion to approve Shakasweepers' proposal pending removal of "or" in unit entry and/or roof access and Cheryl Collett seconded. The motion passed unanimously.

Tree Bids – Nothing to discuss.

Letter from 10D – Oly located kayak storage for her. In regard to her cost savings concern, Oly will write a short letter to reply.

e-mail letter from 10D – Oly talked with her, and will address outcome in executive session.

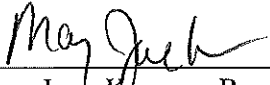
Anonymous letter – CPMMI received this letter which was referred to Oly to handle.

6. **OWNER'S FORUM**

The floor was opened to owners to express their comments and concerns.

7. **ADJOURNMENT**

Carol Pakaki made a motion to adjourn the meeting at 8:40 p.m.



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