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HALEAKALA GARDENS AOA
Board of Directors Regular Meeting - May 19, 2010
Haleakala Gardens Clubhouse

OWNERS FORUM commenced at 5:30 p.m.

1. CALL TO ORDER

President Bill Lawson called the meeting to order at 6:15 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, Tyler Garret, Cheryl Gerrish, Oli Nonza, and Brennan Henders. Duane Tsuburaya was absent.

2. APPROVAL OF MINUTES

MOTION: Brennan Henders made a motion to approve the November 17, 2009 Board of Director Meeting Minutes and Tyler Garret seconded. The motion was approved by unanimous consent.

3. REPORTS OF OFFICERS AND COMMITTEES

Cheryl Gerrish and (CPMMI) gave the April 2010 Treasurer's Report.

MOTION: Oli Nonza made a motion approve the Treasurer's Report for April 2010 and Brennan seconded. The motion was approved by unanimous consent.

Sandi Camargo gave the Manager's Report.

4. OLD BUSINESS

Painting – The termite problem was discussed that should be resolved prior to painting. It was determined that the 4 roadway buildings should be scheduled first going inward for termite inspection, dry rot repair, stair repairs, structural integrity, and painting one building per month.

MOTION: Oli Nonza made a motion that within the next 2 weeks that we have somebody come in to look at the 4 buildings along Kalanihakoi Street for purposes of termite inspection and what might be needed to rectify the situation if termites are found, dry rot or such structural items that may need to be repaired or properly addressed for the purpose of painting that building and, therefore, then go on with the painting of the building at a rate of approximately one a month, and we accept the bid put out by Robert Young along with stipulations that it costs \$11,000.00 per building and that there's no additional side items or extra costs that we may incur and Tyler Garret seconded. The motion was approved by unanimous consent.

Clubhouse Rental – The clubhouse door lock will be re-keyed to control use of the clubhouse. Use, hours of use, and fee for use of the clubhouse by owners was discussed. The Board will write their suggestions for usage and fee structure and will have until next week Wednesday at the close of business 16:30 hours to send a proposal to Janie to be distributed amongst the other Board members for within a 24-hour period vote what proposal that you want, and we authorize an e-mail vote based upon what we have proposed to Janie and what Janie distributes out to everybody. It becomes effective as soon as we vote on it and pass it (probably June 1, 2010).

Oceanic Cable – CPMMI sent notice to the owners that they must now purchase their own cable service.

HRS 514B and letter to owners insurance/collection of rent from tenants – If they don't supply July 30, 2010, the association bill purchase and charge to their account. Letters for rent collection drafted by legal counsel used by CPMMI will be signed by Bill Lawson, Tyler Garret, or Board member.

MOTION: Brennan Henders made a motion that CPMMI is authorized to send out minimum insurance requirements by law, the resolution that the Association will collect delinquent payments from owner's tenants, and the proposed resolution that empowers the Board to do so. Additional admin costs were approved for the postage. Tyler Garret seconded. The motion was approved by unanimous consent.

Proposal to repair sidewalks – To be tabled until next meeting.

Resident Information Sheet – CPMMI and Manager Sandi Camargo will send out resident information sheet to obtain emergency contact phone numbers, managing agents, and owner car license plate numbers. President Bill Lawson requested that legal counsel approve the form prior to distribution.

Website – Sandi Camargo is working on it. CPMMI cautioned that only owner names and addresses can be listed on the website.

5. NEW BUSINESS

Purchase of Golf Cart – A golf cart with a flat bed in back is needed to haul materials to and from work areas. A proposal for purchase a used golf cart for \$1,500.00 that includes shipping from Oahu is a possibility and will be investigated further.

Fence to Secure Equipment – It was determined that a 4' chain link fence be erected in the area where the riding lawnmower and other equipment is currently stored that will also accommodate the golf cart. This area is lighted and monitored by a security camera.

There are palms available that can be planted around the enclosure for screening and aesthetics. A cost over the price limit of \$750.00 for the project must be approved by the Board via-mail.

Termites-Bldg. 9 Unit C-Entry door/jam – It was reported that after termite treatment, termites came out of his entry door. Treating the problem rather than changing the door unless it was rotted out was discussed. Unless there is a written variance approved by the Board the replacement door must be the same as the original door.

Block wall-front of Building 2-request by He – This will be discussed in Executive Session.

Board Vacancies Sandi Camargo Resignation – This will be discussed in Executive Session.

Proposal from Fukumoto-Irrigation Water Audit & Feasibility Study

MOTION: Tyler Garret made a motion to accept Fukumoto's proposal for a water audit & feasibility study for \$3,000.00 and Brennan Henders seconded. The motion was approved by unanimous consent.

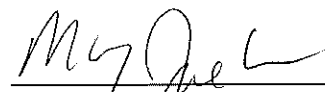
Irrigation well will be tabled.

Dryer Vent Cleaning – A proposal obtained by CPMMI for dryer vent cleaning at \$50.00 per vent was approved by the Board.

The Board went into Executive Session at 8:15 p.m.

6. **ADJOURNMENT**

The meeting adjourned at 9:15 p.m.



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