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**Haleakala Gardens AOA
Board of Directors' Regular Meeting – May 11, 2011
Haleakala Gardens Clubhouse**

1. CALL TO ORDER

President Oly Noneza called the meeting to order at 5:15 p.m. Mary Jane Kramer, Property Manager (CPMMI) acted as secretary pro tem for the meeting. Quorum was established as six (6) board members were present at the meeting: Oly Noneza, President, Bill Lawson, Secretary, Tyler Garret, Vice President, Carol Pakaki, Jeff Mahoney, Treasurer, and Phill Schmidt. Cheryl Gerrish and Brennan Henders were absent. Sandi Camargo, Resident Manager, was also in attendance. Oly Noneza left the meeting at 5:16 p.m. and returned at 6:00 p.m.

2. APPROVAL OF MINUTES

MOTION: Carol Pakaki made a motion to approve the April 9, 2011 Board of Director Meeting Minutes and Bill Lawson seconded. The motion passed by unanimous consent.

3. REPORTS OF OFFICERS

Jeff Mahoney gave the Treasurer's Report as of April 30, 2011.

Sandi Camargo gave the Manager's Report. Sandi will solicit a proposal to cut autograph and plumeria trees for Building 15-20.

4. OLD BUSINESS

Painting of Buildings – Building 2 repairs and painting is complete. Repairs on Building 1 are in process in preparation for painting in June. Building 20 will be painted in August, at which time Building 19 touch-up will be done.

Water Wells – Janie Kramer is waiting for County permit to start in the Fall. Brackish water will not be good for all plants so owners should check before planting.

Architectural and Landscaping Committee – Tyler Garret who has construction experience is the chairman for the committee and looking for volunteers to participate. Chuck (19C) volunteered to be a committee member.

House Rules and Enforcement Committee - Jeff Mahoney was appointed as chairman and looking for volunteers to participate. The focus will be to work with owners to correct infractions first as well as be fair, equitable and consistent with everyone.

Website – Owners will be asked to go to the website to express ideas and concerns to Sandi Camargo which will be routed to the rest of the Board and CPMMI for information purposes. The idea is to streamline and document communications; however, owners can still write a letter or talk to a Board member. In addition, Oly Noneza, Tyler Garret, Jeff Mahoney and Carol Pakaki e-mail addresses will be posted on the website. Individual chairmen will set up meetings with members to carry out their responsibilities regarding any owner request that affects the common area.

Landscaping – Carol Pakaki is chairperson for this committee.

CPMMI will draft a letter regarding committees available to join for the Board to review. Notice will be posted on the website, on mailboxes and sent out with monthly billing.

Oly Noneza recommended that committees are set up and active by July 1, 2011 with the first meeting held before July 1. Sandi Camargo will post meeting dates on the website and mailboxes.

Requests – Landscaping improvements – 19C, 6D, 10B and Trellis 1C

MOTION: Jeff Mahoney made a motion that all these requests and considerations for landscaping improvements be deferred for an opportunity to take them under advisement in committee and report back at the next meeting on these topics and Tyler Garret seconded. The motion passed by majority consent with 4 ayes and Bill Lawson voting nay.

Carol felt that since these requests are on the agenda, owners should be able to submit and present their proposal at the meeting even though they will be discussed in an executive session.

MOTION: Jeff Mahoney amended his motion to defer requests for 19C, 6D, 10B and 1C (agenda item C., iii, a. and b.) to the executive session for discussion and consideration and Tyler Garret seconded. The motion passed by unanimous consent.

5. **NEW BUSINESS**

Property Walk Through – Tabled.

MOTION: Tyler Garret made a motion to defer the walk through and amend agenda item VII., A., i. and ii. and Bill Lawson seconded. The motion passed by unanimous consent.

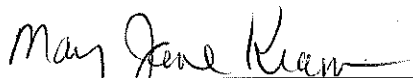
Sidewalk Repair – It was decided that Sandi will close off and light up the damaged sidewalk area to protect against accident until repairs are completed. Tree removal bids will be obtained and then the Board will make a decision whether to remove the trees, repair the sidewalk or both. A new sidewalk repair bid will be needed if trees are removed.

6. **OWNERS FORUM** – Owners were given 3 minutes to voice concerns and issues.

7. **ADJOURNMENT**

MOTION: Bill Lawson made a motion to adjourn and Tyler Garret seconded. The motion passed by unanimous consent.

The meeting adjourned at 6:48 p.m.



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