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**Haleakala Gardens AOA
BOD Meeting
November 17, 2009
5:30 PM
Haleakala Gardens Clubhouse**

ROLL CALL/QUORUM:

BOD Members in Attendance: Bill Lawson, Sandi Camargo, Tyler Garrett, Kathy Piimauna Dave Ha'ake, Duane Tsuburaya and Brennan Henders. BOD Members Absent: Nick Poree, Steve Foulger.

DETERMINATION OF QUORUM:

Quorum was established by a majority of the BOD members present.

CALL TO ORDER:

Bill Lawson called the BOD Meeting to order at 5:30 PM.

OWNERS IN ATTENDANCE:

Carol Pakaki (Unit 19B) and Chuck Barrett(Unit 19C) .

OTHERS IN ATTENDANCE:

Mary Jane "Janie" Kramer, (President of CPMMI & Managing Agent for Haleakala Gardens AOA).

APPROVAL OF PREVIOUS MEETING MINUTES:

A motion was made and seconded to approve the previous BOD Meeting Minutes. The motion was approved by a majority vote.

TREASURER'S REPORT:

Kathy discussed the Financial Statements through October 31, 2009. She stated that the Operating Account is currently overdrawn and the total amount of income and operating expenses. The BOD then discussed the reasons behind the shortage of cash flow. Kathy continued with her Treasurer's Report by stating that the year-to-date the AOA is over budget by \$143,000.

OLD BUSINESS:

Main Water Lines – The BOD then asked CPMMI to obtain 3 bids to have a camera put down into the main lines to see where the problems lie. The BOD discussed this issue further.

Clubhouse Rental – CPMMI submitted examples of contracts for renting out of the Clubhouse for special events. There are some standing reservations at the Clubhouse. The BOD decided that the charge for rental of the Clubhouse would be \$25.00 per hour or \$200 for up to 6 hours. The BOD then voted upon the approval of this issue.

MOTION: Sandi made a motion to approve the rental terms for the Clubhouse at \$25.00 per hour, or \$200 for up to 6 hours of use. Tyler seconded the motion and the motion was approved unanimously.

Speed Bumps – The BOD discussed the speed bumps issue. The BOD will review the bid further, as well as the types of speed bumps that are required, and will address this issue at a later date.

HRS 514B Ballot – Sandi discussed her concerns with the ballot and the verbiage contained in the ballot. CPMMI suggested that CPMMI attach Sandi's notes to the next ballot that goes out to the AOA members so that they understand it better.

NEW BUSINESS:

Letter from CK Landscapes – The BOD discussed the lower bid received from CK Landscapes and decided to sign the contract on a month-to-month basis.

CPMMI Management Contract – CPMMI discussed the expiration of their contract. CPMMI explained the changes and/or increases and terms involved in the contract. The BOD discussed this issue and approved the signing of the new contract.

Steamer's Painting Bid – The BOD reviewed the bid from Steamer's Painting and then voted on the approval of the bid.

MOTION: Tyler made a motion to approve the bid from Steamer's Painting, (for Bldg. 2), and Sandi seconded the motion. The motion was approved unanimously.

Letter from Oceanic Cable – The BOD briefly discussed the letter from Oceanic Cable and the implications of the contract increase.

Schedule of Audit – CPMMI stated that Kathy has reviewed the financials that will be submitted for the audit and has scheduled the audit for the AOA.

Slip and Fall Issue – The BOD reviewed and discussed an incident that occurred with one of the residents. They reviewed the photographs pertaining to this incident CPMMI stated that she has discussed this issue with the injured party, and they have agreed to settle this issue for \$400 for replacement of glasses, they also want to have the sidewalk repaired. The BOD agreed to settle this incident and pay the resident \$400 and repair the sidewalk.

Water Shut-off Notification – CPMMI discussed several complaints they received regarding the notification to the residents of the water shut-off. Advanced notice will be posted.

Pest Control Notification – The manager will post the quarterly pest control, so that all the residents are aware of the schedule for pest control for the year.

ADJOURNMENT:

The BOD meeting adjourned at 7:30 PM.

Submitted by:



Mary Jahe "Janie" Kramer, (CPMMI – Managing Agent for Haleakala Gardens AOA)