

**DRAFT**  
App'd  
2-9-11

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

**OWNERS FORUM** commenced at 5:35 p.m.

**1. CALL TO ORDER**

President Bill Lawson called the meeting to order at 5:45 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: Bill Lawson, Tyler Garret, Cheryl Gerrish, Oli Nonza, Phil Schmidt, Mike Ventura and Deni Roman. Brennan Henders was absent.

**2. REPORTS OF OFFICERS**

Cheryl Gerrish presented the Treasurer's Report.

Sandi Camargo gave the Manager's Report.

**3. OLD BUSINESS**

*Architectural Committee Report/procedures* – Oli Nonza gave the Architectural Committee (A/C) Report. CPMMI will draft letter to send out letter to ownership at next billing that if they want to make any changes to their unit, send a request for approval to the A/C. CPMMI and Sandi Camargo will identify improvements constructed on the common elements and request proof from the owner that their improvements were approved by the previous Board. If these owners cannot provide documentation, they will have to do an after-the-fact submittal to the A/C for approval.

*Use of Common Areas – Owners/Tenants and House Rules Update* – CPMMI and Sandi Camargo will draft 2 standards covering major and minor house rules which primarily name what is allowed, including reasonable pet rules, for review at next Board meeting.

*2011 Operating Budget* – The new budget was discussed which proposes a 9% decrease in the monthly assessment. CPMMI will send the approved budget with the next mailing.

**MOTION:** Tyler Garret made a motion to adopt the 2011 operating budget with the 9% decrease in monthly assessments and Cheryl Gerrish seconded. The motion was approved by unanimous consent.

*Satellite Dish* – Discussion regarding the possibility of installation of satellite dishes ensued. Tyler Garret volunteered to do research to present to the Board.

#### 4. NEW BUSINESS

*Lanais* – CPMMI obtained as built final drawings that were recorded do not show any lanais. A 100% vote would be required to allow for lanais. Tyler Garret will draft a letter to present to the Board to send out to owners to initiate

*Engineer's Report* – Approval of the engineer's report for construction of the irrigation well at a total cost of approximately \$90,000.00 with a down payment of \$8,000.00 is required to move forward.

**MOTION:** Tyler Garret made a motion to approve the engineers report proposal and to pay the \$8,000.00 down payment to build the irrigation well and Cheryl Gerrish seconded. The motion was passed by unanimous consent.

*Pest Control Proposal* – Zach's Fumigation's proposal was presented for interior and exterior pest control.

**MOTION:** Cheryl Gerrish made a motion to approve Zach's Fumigation proposal and Tyler Garret seconded. The motion was passed by unanimous consent.

Mike Ventura volunteered to train the landscapers to make their job a little easier.

The Board of Directors went into Executive Session.

**MOTION:** Oli Nonza made a motion a motion to forward Keller issues to the attorney with a \$5,000.00 cap and Tyler Garret seconded. The motion passed unanimously.

**MOTION:** Tyler Garret made a motion for extension of contract which Oli Nonza will negotiate and Cheryl Gerrish seconded. The motion passed by unanimous consent.

#### 5. NEXT MEETING

The next Board meeting will be on \_\_\_\_\_, 2010 at 5:30 p.m.

#### 6. ADJOURNMENT

The meeting adjourned at 8pm.



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