

**Haleakala Gardens AOA
Board of Directors' Regular Meeting – October 29, 2011
Haleakala Gardens Clubhouse**

1. **CALL TO ORDER**

President Oli Nonza called the meeting to order at 9:13 a.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, Oli Nonza, Mike Ventura, Carol Pakaki, and Jackie Ehrman.

2. **APPROVAL OF MINUTES**

MOTION: Mike Ventura made a motion to approve the August 20, 2011 Meeting Minutes and the August 20, 2011 and September 17, 2011 Executive Session Meeting Minutes and Jackie Ehrman seconded. The motion passed by unanimous consent.

3. **REPORTS OF OFFICERS AND COMMITTEES**

Oli Nonza gave the Treasurer's Report focusing on delinquencies.

Carol Pakaki, Landscape Committee Report. There is a four-part overall plan to address the landscaping issues with the goal to conform to the Associations' as built plans to make maintenance more manageable. 1) A one time clean-up will be done for which specs were distributed and 6 bids returned ranging from \$12,500 to \$52,700. A contract will be signed within a month and the project should be completed six weeks thereafter. Owners will be contacted to remove plants from the common area a week prior to project commencement. 2) Specs will be released for regular monthly landscaping maintenance four weeks into the one time clean-up project. 3) A tree survey will be done by an arborist to address tree trimming, removal and replacement. 4) A committee will be formed to plan landscaping improvements. The one-time clean up will also accelerate the painting process for Buildings 3, 4, 17, and 18.

Architectural Committee – Oli Nonza stated that approval for landscaping or architectural requests will be deferred until after the landscape clean-up project is completed.

House Rules Committee – Oli Nonza reported that the House Rules effective March 1, 2011 are being revised for clarity and enforcement procedures developed. These revisions will be reviewed prior to approval and distribution.

Sandi Camargo gave the Manager's Report.

4. **OLD BUSINESS**

Irrigation Well-water quality results-51.2% approved via ballot – The contract will be executed to commence the project.

Parking Lot-resurface/repairs – The bid to repair and resurface the parking lot was discussed. CPMMI will obtain a bid for a camera to check the pipes under the Building 1 parking lot to assess whether pipe sleeves or repairs are necessary. The Board will also defer to the arborist's tree survey to determine whether trees/and or tree roots need to be cut away. This item was tabled pending more information.

5. **NEW BUSINESS**

Landscape Bids/One Time Clean-up bids – This item was discussed under Landscaping Committee Report.

E-mail from Amy Watson-FHA approval of the AOA – Oli Nonza will respond to this e-mail stating that the Association does not meet the criteria to be on the FHA approved list due to excessive delinquencies.

E-mail from 3-C-Security – Oli Nonza will respond to this e-mail stating that the fence requested between Koa Resort and Haleakala Gardens was not approved, however, security lighting will be checked and repaired.

E-mail from 15D-Car Wash Area – A determination was made to finalize closing this car wash area pending Oli Nonza and Carol Pakaki inspecting the area.

E-mail from Unit 4E and 14D - Landscaping – Carol Pakaki will respond to these e-mails disclosing plans to install a fence to screen equipment and material storage area and Associations' landscaping plans.

E-mail from 6D – Carol Pakaki will respond to e-mail disclosing the Associations' landscaping plans.

New Club House/Recreation Room Rules – Oli Nonza has prepared new rules and procedures for Club House use. This will be tabled until the next meeting pending Board review.

Board Resolution for non-resident condo owners/lock outs – The resolution was discussed, amended and approved to be included in the House Rules.

MOTION: Bill Lawson made a motion to amend the resolution that provided the manager has a copy of the key, homeowners' first lock-out service is free during normal business hours (Tuesday through Saturday, 7:45 a.m.-4:00 p.m.), but a service charge will be levied if after hours, manager's days off or holidays and Mike Ventura seconded. The motion passed unanimously.

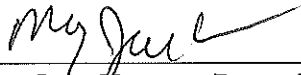
2012 Draft Operating Budget – The Board will review and approve the budget prior to December 1, 2011.

6. **OWNER'S FORUM**

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

7. **ADJOURNMENT**

The meeting adjourned to Executive Session at 12:04 p.m.



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