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**Haleakala Gardens AOA
Board of Directors' Regular Meeting – October 23, 2013
Haleakala Gardens Clubhouse**

1. CALL TO ORDER

President Carol Pakaki called the meeting to order at 5:33 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: Carol Pakaki, Oli Noneza, Donna Vickers, Kathy Piimauna, Cynthia Clark, and Jarrett Fry.

2. GUEST PRESENTATION

Chad from Haleakala Solar gave a presentation regarding procedure, equipment, and cost to install solar system. The Board discussed the pros and cons of solar after the presentation.

3. APPROVAL OF MINUTES

Under CALL TO ORDER Pakaki was deleted after Oli Noneza's name.

MOTION: Donna Vickers made a motion to approve the August 26, 2013 minutes as corrected and Jarrett Fry seconded. The motion passed by unanimous consent as follows: Carol Pakaki - yes, Oli Noneza - yes, Donna Vickers - yes, Kathy Piimauna, Cynthia Clark, Jarrett Fry- yes.

3. REPORTS OF OFFICERS AND COMMITTEES

President's report – Carol Pakaki announced that Lauren Kashtan resigned.

Treasurer's Report – Donna Vickers will discuss under Old Business-Budget. Reserve transfers were discussed.

Landscape Committee Report – Carol Pakaki noted that Betsy Bowan joined the committee. There is still a lot to accomplish from last year's list. A report with a list of new areas of focus will be presented at the next meeting.

Architectural Design Committee (ADC) – None.

House Rules Committee – Oli Noneza and Donna Vickers are meeting next Wednesday October 30, 2013 at 5:30 p.m.

Communication Committee - website – Information and notices will be posted and updated by Oli Noneza. It was suggested that written committee reports be posted. Oli suggested writing, publishing and distributing a semi-annual newsletter to be sent out with the bills and posted on the property. Donna Vickers volunteered to write a draft of the newsletter for the Board to review.

4. OLD BUSINESS

House Rules – Meeting will be held next week.

Parking Lot Resurfacing – A contract was signed for \$69,530.60 which includes an additional amount to apply 3” where needed. Although the tentative start date is on November 11, 2013, it is on hold until an insurance performance bond is received. Notice will be sent to owners as early as possible.

Reserve Study – The proposal was distributed and discussed. A copy of the reserve study will be available to owners upon request.

MOTION: Oli Noneza made a motion to approve the reserve study contract as presented from Home Inspection as of 10/7/13 and Donna Vickers seconded. The motion passed by unanimous consent as follows: Carol Pakaki - yes, Oli Noneza - yes, Donna Vickers - yes, Kathy Piimauna, Cynthia Clark, Jarrett Fry- yes.

2014 Operating Budget – The draft budget was discussed.

MOTION: Oli Nonza made a motion to approve the budget as drafted with total expenditures of \$873,160.00 that resulted in no increase or decrease in current monthly maintenance fees per unit and Jarrett Fry seconded. The motion passed by unanimous consent as follows: Carol Pakaki - yes, Oli Noneza - yes, Donna Vickers - yes, Kathy Piimauna, Cynthia Clark, Jarrett Fry- yes.

5. NEW BUSINESS

Solar Update – Bids will be obtained from two more companies.

Well Maintenance Contract – Upcountry Electric was awarded the contract and services to be provided were discussed.

Loft Amendment – A 2nd mailing will be done for people who have not responded. A stamped envelope will be included. CPMMI will have Shannon draft a cover letter to clarify that there will be no additional square footage and a loft can be legally built in the future if the amendment is approved. The draft letter will be sent to the Board for approval.

Pest Control – New bids were reviewed from Terminix and Bowman. Zac’s will continue pest control until the Board votes via e-mail to accept a contract.

CPA bid for audit and tax returns – CPMMI requested 3 bids but only 1 proposal was received. Donna Vickers will provide CPMMI with a few more names of CPA’s for bids.

Fire Extinguisher Replacements – Approval was received last year so half have already been replaced, and the cost for replacement of the balance was built into the 2014 budget.

Roofing – One bid was received for roofing. CPMMI will obtain a couple more bids.

6. OWNER’S FORUM – Owners were invited to ask questions and share concerns.

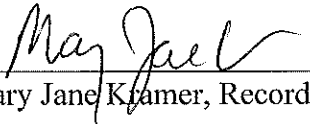
7. DATE OF NEXT MEETING

The next meeting is scheduled in January 2014 on a date and time to be determined.

8. ADJOURNMENT

MOTION: Oli Noneza made a motion to adjourn the regular session and Jarrett Fry seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oli Noneza-yes, Donna Vickers-yes, Kathy Piimauna-yes, Cynthia Clark, Jarrett Fry-yes.

The meeting adjourned at 8:07 p.m.



Mary Jane Kramer, Recording Secretary, Managing Haleakala Gardens AOA