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**Haleakala Gardens AOA
Board of Directors' Regular Meeting – October 8, 2014
Haleakala Gardens Clubhouse**

1. CALL TO ORDER

President Carol Pakaki called the meeting to order at 5:37 p.m. Sunny Palmer, Property Manager (CPMMI) acted as secretary pro tem for the meeting. Quorum was established as nine (9) Board members were present at the meeting: Carol Pakaki, Oly Noneza, Donna Vickers, Kathy Piimauna, Doris Prockette, Betsy Bowen, Kevin Fleming, Cynthia Clark, and Victor Ajlouny (via phone).

2. APPROVAL OF MINUTES

MOTION: Oly Noneza moved to approve the July 16, 2014 minutes as presented and Betsy Bowen seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Donna Vickers-yes, Kathy Piimauna-yes, Doris Prockette-yes, Betsy Bowen-yes, Cynthia Clark-yes, Kevin Fleming-yes, Victor Ajlouny-yes.

3. REPORTS OF OFFICERS AND COMMITTEES

President's report – Carol Pakaki gave the report. Roofing is moving along very well.

Treasurer's Report – Donna Vickers gave the treasurer's report as of August 31, 2014.

Landscape Committee Report – Betsy Bowen gave the report. Bids have been collecting to do new planting when roofing is done and season is cooler. All trees will be trimmed in the next 3 months.

Architectural Design Committee (ADC) – Oly Noneza gave the report. New windows for owner in 3D and painting for 4G were approved.

House Rules Committee – Oly Noneza gave the report. They are still updating March 2011 rules.

Communication Committee - website – Oly Noneza updates the calendar and documents.

4. OLD BUSINESS

Solar Update – Cynthia Clark reported that the committee came to the conclusion that due to liability reasons and MECO's reluctance to provide information on owners' bills, it is almost impossible to get the membership to install solar panels. Cynthia does have information for individuals who are interested. CPMMI reported that condominiums do not have to allow solar by federal law, but legal said condominiums can allow solar with 67% vote from all owners and 100% approval from all owners of the building in addition to meeting an 11 point criteria. CPMMI is waiting for a specific legal opinion whether or not solar panels installed on a common area roof is a material addition or not. If they are a material addition, voting is necessary, and if not, the Board can approve solar panels based on established procedure and meeting the 11 points. New owners would have to agree to the same terms and conditions regarding solar panel maintenance and roof warranty in escrow.

Loft Amendment- update – The amendment passed and is being recorded. The Board will meet to carefully organize the next steps by working with legal on how to move forward to help owners and protect the AOA. Information will be sent to all owners soon.

Vacant Lot Next Door – The lot behind Haleakala Gardens has started work to clean debris.

Sidewalk Repairs – Oly Noneza is in process of receiving linear foot quotes on sidewalk and curb grinding and replacement for Buildings 12 and 14. Replacement is not on the reserve study so it should be adjusted to include concrete work on the property. The Landscape Committee will talk to the landscaper about the ficus tree roots. Carol spoke to roofer, Robert, about current damage by his crew, and he is ultimately responsible to pay for oil spot removal, curb repairs, and plant damage.

Pest Control – Oly Noneza is in the process of analyzing 3 different bids. Zach's next service is in November. The Board will discuss whether to continue interior pest control by 11/15/14 and vote on a vendor, and every Board member must vote by email within 3 days to be valid. Should the Board vote against interior pest control, owners would make arrangements with the vendor to do the interior.

Storage Space Under Stairs - Doris Prockette is still researching. Tabled.

Mailboxes – Upgrade/Replace – Currently in reserve study for 2028 which will be moved to 2020. Oly Noneza will call the Post Office to repair parcel boxes.

Irrigation Well Pressure Tank Location – Tabled until final cost to move and legal prepares an agreement. Donna Vickers will look at budget to see what we can afford to beautify the current location. Victor Ajlouny said it is in front of his unit and beautifying it would block his view and leaving the tank there will devalue his unit. An email was sent to the owner that the Association would move the pressure tank.

5. NEW BUSINESS

Backflow Preventer – There is a bid for \$4,900 to replace the old back flow preventer per County requirement. Tabled until an additional bid is received.

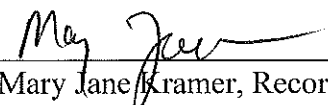
Owners Harassing Vendors – CPMMI said owners are harassing landscapers and vendors on the property. CPMMI will send Betsy Bowen a draft of a letter regarding this matter first before final Board review and approval. The letter will be sent to the owners with their statements instructing them to contact CPMMI or the Board and not the vendors.

Annual Meeting Date – Saturday, February 21, 2015 with registration at 9 am and meeting at 9:30 am.

2015 Budget – A budget meeting will be held at the CPMMI office on October 16 at 4 p.m. to finalize.

6. ADJOURNMENT

MOTION: Oly Noneza moved to adjourn at 7:20 p.m. and Betsy Bowen seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Donna Vickers-yes, Kathy Piimauna-yes, Doris Prockette-yes, Betsy Bowen-yes, Cynthia Clark-yes, Kevin Fleming- yes, Victor Ajlouny-yes


Mary Jane Kramer, Recording Secretary, Managing Haleakala Gardens AOA