

Appd  
1-6-16

**Haleakala Gardens AOA  
Board of Directors' Regular Meeting – October 6, 2015  
Haleakala Gardens Clubhouse**

**1. CALL TO ORDER**

President Carol Pakaki called the meeting to order at 5:43 p.m. Mary Jane Kramer, Property Manager (CPMMI) acted as secretary pro tem for the meeting. Seven (7) Board members were present to establish quorum: Carol Pakaki, Oly Noneza, Kathy Piimauna, Victor Ajlouny, Betsy Bowen, Kevin Fleming, and Sharon Intravia. Doris Prockette and Cynthia Clark were absent. At future meetings, there will be a question to add or subtract from the agenda.

**MOTION:** Sharon Intravia moved to add homeowner's insurance to the agenda and Betsy Bowen seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Victor Ajlouny-yes, Betsy Bowen-yes, Kevin Fleming-yes, Sharon Intravia-yes.

**2. APPROVAL OF MINUTES** – Change unit under ADC from 5C to 5F.

**MOTION:** Victor Ajlouny moved to approve the amended July 14, 2015 minutes and Betsy Bowen seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Victor Ajlouny-yes, Betsy Bowen-yes, Kevin Fleming-yes, Sharon Intravia-yes.

**3. REPORTS OF OFFICERS AND COMMITTEES**

**President's Report** – Carol Pakaki stated that compliance issues will be addressed using the old house rules and compliance officer Tim Fitzgerald from Fitzrite will make notes with photos for Board review. CPMMI will keep a chart. Board members are to refer house rule interpretation questions from owners who have received warnings to CPMMI.

**Treasurer's Report** – Kathy Piimauna gave the treasurer's report as of August 31, 2015.

**MOTION:** Victor Ajlouny moved to approve the treasurer's report and Sharon Intravia seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Victor Ajlouny-yes, Betsy Bowen-yes, Kevin Fleming-yes, Sharon Intravia-yes.

**Landscape Committee Report** – Carol received a bid from GS Excavation for \$45,624.71 to beautify behind the hedges, to cut roots, level, grade and install cinders. Betsy Bowen is concerned about bid exclusions. Carol is working on revising the bid and will renegotiate with GS Excavation and discuss bid exclusions. Betsy suggested doing excavation by hand. Carol and Oly are working to prepare a demo of the plan and determine if Board wants to move forward. Once demo is complete, GS Excavation will be asked to do another proposal. Tabled.

**Architectural Design Committee (ADC)** – Attorney Shannon Sheldon prepared an indemnity agreement for A/C installation. Per discussion, language will be changed in a few sections. Tabled.

**House Rules Committee** – Oly Noneza reported that a letter was sent out to all owners, agents, and posted on the doors with instruction on the form. When simple fine schedule sent out, they will have 15 days to remedy. On the 16<sup>th</sup> day violation make decision for next action.

**Communication Committee** - Oly Noneza reported that the web calendar is still active. Oly will post on website that documents and other information should be requested from CPMMI.

**4. OLD BUSINESS**

**Loft Amendment- update** – CPMMI will send notice that Jake Freeman of CDF Engineering is

available to assist owners with after the fact permits. Attorney Sheldon said that since owners were put on legal notice to report lofts, all liability and damages will be the owner's responsibility even if unreported in the event of a sale. CPMMI will have Ms. Sheldon draft a reminder letter with a new deadline to comply, and include warning that the owner must disclose status of loft in event of a sale.

***Sidewalk and Curb Repairs*** – Oly Noneza discussed trouble areas and is working with new masons on sidewalk project to identify and prioritize repairs.

***Kayak Racks*** – Kevin Fleming will order racks from the fabricator, and Kevin will paint them. Kevin will contact CPMMI for a down payment. Everyone will be able to lock their own boards.

***Bike Racks*** – Sharon Intravia will email her report to the Board regarding type and amount of racks and installation locations. She suggested a 6 ea "U"-style rack that holds 3 bikes for mail kiosk areas for total of 18 bikes. Also needed are 4 each 2-wave racks that will hold 5 bikes at 20 bikes and 2 each 5-grid racks that will hold 10 bikes for total of 48 bikes at an estimated cost of \$4,800 without shipping which should be sufficient for now. She will talk to Kevin's fabricator for a bid. She is also working with a non-profit group that installs bike racks without charge. Tabled.

***Solar Report*** – Victor Ajlouny gave a report. Solar will be addressed at the annual meeting, but it does not seem feasible due to risk and liability.

***Assistance Animals*** – Carol will send the animal registration form to the Board for review and approval by email vote.

**MOTION:** Victor Ajlouny moved to approve the Assistance Animal Policy and Kathy Piimauna seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Victor Ajlouny-yes, Betsy Bowen-yes, Kevin Fleming-yes, Sharon Intravia-yes.

***Insurance-Owner's Policy*** – Certified mail will be sent that they must have their owner's policy in place or in 2 weeks or the AOA will place the insurance. Explain that if the AOA places insurance and owner refuse to pay, the charge will be paid first from the dues payment. If owner has insurance and ignored the request for that information, and AOA may charge the owner the cancellation fee.

## 5. NEW BUSINESS

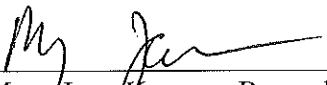
***Satellite Dish*** – Sharon reported that Direct TV can do 1 dish per building, attached under the eave on the building's north side, for 20 customers or less at no liability to the AOA. Direct TV prices are comparable to Oceanic, and they deal directly with owners. Tabled for owner input at annual meeting

***2016 Operating Budget*** – Approved

**MOTION:** Victor Ajlouny moved to approve the 2016 operating budget and Oly Noneza seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Victor Ajlouny-yes, Betsy Bowen-yes, Kevin Fleming-yes, Sharon Intravia-yes.

***Dog Disposal Station*** – A bag dispenser for owners to clean up after dogs was declined.

## 6. ADJOURNMENT – The meeting adjourned at 7:45 p.m.

  
\_\_\_\_\_  
Mary Jane Kramer, Recording Secretary, Managing Haleakala Gardens AOA  
Kathryn K. Sherman, Transcription Secretary