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1-11-17  
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**Haleakala Gardens AOA  
Board of Directors' Regular Meeting – October 18, 2016  
Haleakala Gardens Clubhouse**

**1. CALL TO ORDER**

President Carol Pakaki called the meeting to order at 5:30 p.m. Mary Jane Kramer, President of Commercial Properties of Maui Management, Inc. (CPMMI) & Managing Agent for Haleakala Gardens AOA, acted as secretary pro tem for the meeting. Seven (7) Board members were present to establish quorum: Carol Pakaki, Oly Noneza, Ryan Marshall, Kathy Piimauna, Sharon Intravia and Victor Ajlouny on the phone. Angela Falk joined at 5:36 p.m. Victor Ajlouny left at 6:05 p.m.

**MOTION:** Carol Pakaki moved to change the agenda to go to the last three items on the agenda under new business first, Paving bids, Draft Reserve studies and 2017 Operating Budget as Victor Ajlouny is on the mainland three hours ahead and needs to participate and Ryan Marshall seconded. The motion passed by unanimous consent.

**4. NEW BUSINESS**

***Paving Bids*** – Per CPMMI, we received two paving bids from Sonny Vic's and Pacific Asphalt. Both encompass going down to the base and starting over with the two edge asphalt, resurfacing, scraping curbs and stops. Pacific Asphalt bid, \$568,377.50 and Sonny Vic's \$371,830.00 with additional of \$55.30 per parking stop and spray painting 12,235.00. Oly Noneza asked if the job could be done over the next two to three years. Per CPMMI, it would cost more; it is cheaper for them to buy the asphalt all at once.

***Draft Reserve Study*** – Discussion around the reserves. Per Kathy Piimauna, the reserves for the parking lot was moved out to 2024 – 2025. 2<sup>nd</sup> floor landings are a priority and there are reserves for those in 2017 and 2018. Per Victor Ajlouny, we could do the overlay as a temporary fix. Per Kathy Piimauna, we can get the actuals for the 2<sup>nd</sup> floor landings and do another Reserve Study next year reducing the 2<sup>nd</sup> floor charge and bringing in the parking repaving project sooner.

**MOTION:** Victor Ajlouny moved to final the Reserve Study. Sharon Intravia seconded. The motion passed by unanimous consent.

***2017 Operating Budget*** – CPMMI, discussed the Operating Budget. Maintenance will remain the same for 2017.

**MOTION:** Oly Noneza moved to accept the 2017 Operating Budget. Ryan Marshall seconded. The motion passed by unanimous consent.

***Clubhouse Renovations*** – Per Carol Pakaki, it is in the reserves to renovate the clubhouse. CPMMI, if we renovate the clubhouse and aggressively market it as a meeting location, we could get other associations to rent the space. Carol Pakaki discussed having Jake look at the space and suggest upgrades. Question: Is there an agreement that has to be signed. Per CPMMI, yes, there is paperwork (agreement and rules) and they have to provide an insurance document.

***County – Connection to Recycled Water System*** – Shannon working on an appeal for AOA financial burden to association.

**Parking Issues** – Per Mary Jane Kramer, President, CPMMI, there have been a lot of parking complaints. A new notice will be used. When we get a complaint with the picture and the license and track it down to a resident. The new violation form will go to the owner with fines and timeframes.

## 2. APPROVAL OF MINUTES

**MOTION:** Oly Noneza moved to approve the July 13, 2016 Board of Director minutes as changed and Kathy Piimauna seconded. The motion passed by unanimous consent.

## 3. REPORTS OF OFFICERS AND COMMITTEES

**President's Report** – Carol Pakaki discussed she was proud to work with this group and appreciated everyone's input, time and concern for Haleakala Gardens.

**Treasurer's Report** – Kathy Piimauna gave the treasurer's report. We have 972,814.00 in cash. \$675,797.00 in Reserves. She also went over the budget comparison. We are currently under budget.

**Landscape Committee Report** – In July we reported we had a new Landscape Company. CK Landscaping Maui. He has been working diligently to catch up from the back end of the previous vendor. He is doing a great job. We were able to find an irrigation specialist, Kalae Landscaping to repair the irrigation system issues. Angela asked if all of the sprinkler heads were going to be replaced. Per Carol Pakaki Kalae Landscaping replaced as needed. Per Angela saw a lot of water near her building on the sidewalk and near the corner. Mary Jane Kramer, President, CPMMI will follow up. Per Carol Pakaki, once all of the water is fixed it will fine-tuned. Oly Noneza asked who is checking the irrigation repairs. Per Carol Pakaki, CK Landscape will check the irrigation repairs. The Landscape Committee will be meeting with CK Landscape weekly to go over a checklist that was established when the contract was signed. Per Cynthia Clark the hedge trimmers are very loud. Oly Noneza asked if we have gotten any cooperation from Koa Resort next door to get the tree trimmed. Mary Jane Kramer, President, CPMMI will send a letter to them saying we will have the tree trimmed and charge them. Oly Noneza added we should include payment for any roof damage.

**Architectural Design Committee (ADC)** – Oly Noneza gave the report. 18A changes approved. 12C changes approved. Cynthia Clark asked about 4D adding an additional bedroom. Mary Jane Kramer, President, CPMMI, will follow up.

**House Rules Committee** – Sharon Intravia gave the House Rules report. We are in the review process. We are still working under the 2011 House Rules.

**Communication Committee** – Oly Noneza asked if the BOD had anything interesting to communicate, send it to CPMMI and they can route it to Angela Falk and I. CPMMI provided some suggestions as how the committee could get news items to the owners.

## 5. OLD BUSINESS

**Sidewalk, Landing and Curb Repairs** – CPMMI discussed the Structural bid status. The bid was time and material basis to do the investigation and any repairs not to exceed \$8700.00. Tim Fitzgerald will be coordinating it. Per Carol Pakaki we are going to have an Arborist come in and check on the root removal for the sidewalk repairs. It will also be time and materials. The Landscape Committee to

work with the Arborist.

**MOTION:** Sharon Intravia moved to ratify the Structural Concrete bid email vote and Oly Noneza seconded it. The motion passed by unanimous consent.

Email approvals were as follows: Kathy Piimauna-yes, Sharon Intravia-yes, Victor Ajlouny-yes, Carol Pakaki-yes, Angie Falk-yes, Ryan Marshall-yes. Oly Noneza did not vote.

*Satellite Dish* – so far the vote is 26% yes and 13% no. Tabled.

*Designated Smoking Areas* – Ryan Marshall found one spot for sure under the trellis by the clubhouse. Suggested we all go look together.

6. **ADJOURNMENT** – The meeting adjourned at 7:55 p.m.

**MOTION:** Ryan Marshall moved to adjourn the meeting. Kathy Pimauna seconded. The motion passed by unanimous consent.



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Mary Jane Kramer, President of Commercial Properties of Maui Management, Inc. (CPMMI),  
Recording Secretary, Managing Haleakala Gardens AOA

**OWNERS FORUM:**

**3D – Dog Issue** – Ann discussed, 3C dog barking continuously. Called the Humane Society. The dog starts barking and stops and starts again. CPMMI, suggested writing a letter about noise and nuisance.

**3D – Clubhouse** – Ann asked if there was an easier way to rent the clubhouse. CPMMI, discussed there are forms to fill out and she could fill them out and send them to CPMMI.

**14D – Cynthia Clark** asked why the clubhouse roof hadn't been done. Carol asked CPMMI to check the reserve study to see if there are reserves for it and get a bid for it. Also asked when the Trellis is going to be complete. Waiting on the insurance adjusters to hire a contractor.