

**HALEAKALA GARDENS AOA**  
**Board of Directors Regular Meeting - September 28, 2010**  
**Haleakala Gardens Clubhouse**

**DRAFT**  
App'd  
2-9-11

**1. CALL TO ORDER**

President Bill Lawson called the meeting to order at 5:35 p.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, Tyler Garret, Cheryl Gerrish, Oli Nonza, and Brennan Henders. Duane T. was absent.

**2. BOARD VACANCIES**

Duane T. was removed from the Board of Directors due to absences.

Three directors were appointed to fill Board of Director of vacancies.

Mike Ventura  
Phil Schmidt  
Deni Roman

**MOTION:** Tyler Garret made a motion to appoint Mike Ventura, Phil Schmidt, and Deni Roman to the Board of Directors and Brennan seconded. The motion was approved by unanimous consent.

**3. REPORTS OF OFFICERS**

Mary Jane Kramer (CPMMI) gave the Treasurer's Report.

*2009 Audit* – The 2009 audit was discussed prior to a vote for approval.

**MOTION:** Tyler Garret made a motion to approve the 2009 audit without the supplementary reserve study and Brennan Henders seconded. The motion was approved by unanimous consent.

**4. OWNERS FORUM**

Owner Forum was opened up at 6:15 p.m.

**5. APPROVAL OF MINUTES**

**MOTION:** Brennan Henders made a motion to approve the Board of Director meeting minutes and Oli Nonza seconded. The motion was passed by unanimous consent.

## **6. REPORTS OF OFFICERS**

Sandi Carmacho presented the Manager's Report. It was recommended that an operating procedure book be prepared in which rules and fines are clarified for the Resident Manager to follow. CPMMI and Sandi will update House Rules and the fine schedule to be drafted for Board review and approval. The police should be called immediately to report criminal activities.

## **7. OLD BUSINESS**

*Owner Insurance Update* – Mary Jane Kramer gave the report that only 46% of owners have turned in their proof of insurance.

**MOTION:** Oli Nonza made a motion to have CPMMI send a ten-day final demand letter that uninsured owners need to purchase insurance within the next 10 days or by October 15, 2010, or CPMMI will purchase an insurance policy for owner and charge a \$150.00 to their next statement and Brennan Henders seconded. The motion was passed by unanimous consent.

*Architectural Committee Report/procedures* – Oli Nonza gave the report. The Unit 1C owner wants to provide the materials to build a retaining wall for Building 1 with labor provided by the association's personnel, however, 100% approval of owners is required for project on common area. Oli Nonza will draft, for Board and CPMMI review, a letter that the Board has serious reservations and decline the offer. There is a Building 1 deck that is a common element violation that will be addressed. Building requests will be reviewed on a case by case basis, requiring approval of neighbors and the Architectural Committee, and use of a licensed, bonded, insured contractor.

## **8. NEW BUSINESS**

*Building 9 Complaints* – She will be notified that the Board discussed and is working on her complaint.

*Bid to Update Reserve Study* – A new reserve study will not be done at this time.

*New Hawaii laws affecting AOAO's – Solar Energy/Process Servers* – CPMMI will send the Board information from legal regarding these laws.

The Board of Directors went into Executive Session.

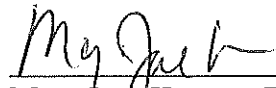
## **9. NEXT MEETING**

The next Board meeting will be on October 19, 2010 at 5:30 p.m.

**10. ADJOURNMENT**

**MOTION:** Oly Nonza made a motion to adjourn and Deni Roman seconded.

The meeting adjourned at 8:00 p.m.



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Mary Jane Kramer, Recording Secretary  
President of CPMMI-Managing Agent for Haleakala Gardens AOAO  
Kathryn K. Sherman (CPMMI), Transcription Secretary