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**Haleakala Gardens AOA
Board of Directors' Regular Meeting – January 18, 2018
Haleakala Gardens Clubhouse**

1. CALL TO ORDER

President Sharon Intravia called the meeting to order at 5:31 p.m. Mary Jane Kramer, President of JS Property Management, Inc. and Managing Agent for Haleakala Gardens AOA, acted as secretary pro tem for the meeting. Five (5) Board members were present to establish quorum: Oly Noneza (1A), Ryan Marshall (7K), Victor Ajlouny (20D), Sharon Intravia (12A) and Kathy Piimauna (2H). Aaron Yap (12C) was on the phone. Angela Falk (8G) was absent.

Owners present introduced themselves.

2. CONDUCT OF MEETING

Robert's Rules of Order Newly Revised

3. APPROVAL OF MINUTES

BOD Meeting October 12, 2017 and Special BOD Meeting November 20, 2017.

TABLED – Oly Noneza had not read the minutes. Will vote next meeting.

3. REPORTS OF OFFICERS AND COMMITTEES

President & Landscape Committee Reports – Sharon Intravia gave the report. We are making improvements. The Clubhouse is almost finished. In process of renting it out. The Trellis is gone. Putting Wedilia out here and the parking strip as well. We continue to do Landscape improvements. We have some challenges. People are still dumping things other than garbage in the trash enclosures. People are letting their dogs off leash. We have a dog droppings problem. Dog stations were put up and was helping. Starting to have issues again with dog waste around the property. A lot of units have gone up for sale and are selling. The values are going up. The Spalling project is complete. The landings project is also complete. We came under budget on the landing project which helped to do the Spalling project.

Treasurer's Report – Kathy Piimauna gave the treasurer's report. See attached. \$938,000.00 in cash. Rental Income, \$211,663.13. Total Income, \$892,000.00, budgeted \$900,000.00. Administration below at \$59,684.00. Utilities are close to budget. Total Expenses, \$810,000.00.

Landscape Committee Report – Covered in the Presidents report.

Architectural Design Committee (ADC) – Aaron Yap gave the report. Three projects received and approved, 12A, 15E and 9E. Going to be follow ups to the projects to make sure they are doing what they say they are doing. Worked on revising the current remodel request form. Concern about the fire proofing behind cabinet walls. Requesting from owners if they do plan on taking and replacing existing cabinets, either they take a picture of the drywall before the new cabinets go up or have it inspected. Worked with Victor to get the website updated with the new forms.

House Rules and– Victor Ajlouny gave the report. Nothing much to report.

Website Committee – Victor Ajlouny gave the report. Continue to put it together. Will be set up for the meeting on Saturday to have people sign up.

4. OLD BUSINESS

Trellis Repair – Sharon Intravia discussed. Now that the Trellis is removed. Working on getting the Wedilia in and a smoking area. Waiting to get electrical repaired.

R1 – Reclaimed Water – Sharon Intravia discussed. We have received two bids to retrofit the property for the reclaimed water and provided them to our attorneys who are working with us. We are asking for an exemption from the County since we received a permit from the State to put in a well.

AC Drip Lines – Oly Noneza working on verbiage to review. Sharon Intravia asked for the verbiage in writing. Oly Noneza to provide wording within 72 hours. TABLED.

Fresh Water Lines – Sharon Intravia discussed putting it into the Reserve study. Have one bid. Trying for another bid. Bids to include water shutoffs for all buildings.

Spalling Repairs – Sharon Intravia discussed. Complete. We completed the landings, stair replacements to date and Spalling for less than the \$260,000.00 originally for just the landings.

Parking Stall Security Patrol – Sharon Intravia discussed. We have a patrol coming through getting the license numbers and take pictures. We find who the car belongs to we will fine the owner. We will tow if we have to. BOD discussed.

MOTION: Victor Ajlouny moved to approve the continued patrol of the Guest Parking until the July BOD meeting. Kathy Piimauna seconded. The vote was as follows: Oly Noneza-no, Ryan Marshall-yes, Victor Ajlouny-yes, Sharon Intravia-yes, Kathy Piimauna-yes, Aaron Yap-yes. The motion passed.

Discussion – Oly Noneza wants to amend it to April. Did not receive a second.

Clubhouse Rental Rates – Sharon Intravia discussed raising the rental rates. Owners can use the Clubhouse once each quarter for free. Must provide proof of insurance and pay cleaning deposit that is refundable. Owners and Nonprofits will be \$75.00 per hour. Commercial \$125.00 per hour.

MOTION: Victor Ajlouny moved to approve the new Clubhouse rental rate changes. Kathy Piimauna seconded. The vote was as follows: Oly Noneza-yes, Ryan Marshall-yes, Victor Ajlouny-yes, Sharon Intravia-yes, Kathy Piimauna-yes, Aaron Yap-yes. The motion passed.

Discussion – None.

New Water Lines – Reserve Item – Sharon Intravia discussed the need to get more information before taking a vote.

Compliance – Sharon Intravia discussed. JS Property Management has been coming through and writing violations. A lot of the stuff has been cleaned up. They are doing it once per month. Report sent to Sharon Intravia to distribute and discuss with the House Rules Committee. BOD discussed. Oly Noneza asked for all the documentation. Victor Ajlouny discussed that we are just starting this process. JS Property Management will send out the summary report and will provide additional detail if requested.

5. NEW BUSINESS

Trash Area Slab – Sharon Intravia discussed adding a slab behind the current trash enclosure between buildings 15 and 16 and move the green waste can there. BOD discussed the slab installation, fence Area removal and SMA. Two bids were received for \$21,000.00 and \$8100.00. In addition, estimate for the Area removal, \$2500.00, SMA \$2500.00.

MOTION: Victor Ajlouny moved to approve the new Trash Area Slab not to exceed \$15,000.00 if it meets the Bylaw rules. Ryan Marshall seconded. The vote was as follows: Oly Noneza-no, Ryan Marshall-yes, Victor Ajlouny-yes, Sharon Intravia-yes, Kathy Piimauna-yes, Aaron Yap-yes. The motion passed.

Discussion – Oly Noneza asked if the Owners would need to approve. Per JS Property Management, if it is over \$25,000, it would need to be approved by the Owners. Oly Noneza asked for verification. Oly Noneza also brought up the noise factor. Sharon Intravia discussed that location currently is now getting one less pickup per week. So, the green waste pick would increase the pickup from the previous by one.

JS Property Management validated that amounts over \$25,000.00 per the Bylaws would need Owner approval. Per Bylaws Section 4, Alteration of the property item B.; Whenever in the judgement of the Board the common or limited common elements shall require additions, alterations or improvements with the total cost of less than \$25,000.00, the Board may proceed with such additions, alterations or improvements and access the cost thereof of a common expense. Any additions, alterations or improvements more than \$25,000.00 may be made by the Board as a common expense only after 51% approval of the Owners.

Email 13F Maintenance Fee Reduction Request – Has asked to have the maintenance fees reduced. Kathy Piimauna discussed the reasons for the maintenance fees and the raise. Per Kathy Piimauna this was discussed at the Budget meeting. Kathy discussed the rental income has been a benefit and those units are being sold and it will go away.

Lighting – Sharon Intravia discussed the issues with the current property lighting. They are expensive to fix and some are not fixable and not replaceable. We have a bid for Trellis lights, building lights, stair lights, parking lot lights and two new light poles.

MOTION: Victor Ajlouny moved to approve the Lighting project not to exceed \$60,000.00. Kathy Piimauna seconded. The vote was as follows: Oly Noneza-no, Ryan Marshall-yes, Victor Ajlouny-yes, Sharon Intravia-yes, Kathy Piimauna-yes, Aaron Yap-yes. The motion passed.

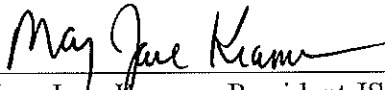
Discussion: Oly Noneza asked if other bids were received. Asked if we need to change them all out

now. Can we just have a handyman install them. Answer: BOD discussion. It was difficult to just to get a bid. We need to replace the lights as in some areas it is a safety issue. If we don't replace all of the lights now there will be a mismatch situation buying the lights at different times.

6. **NEXT MEETINGS** – Annual Meeting January 20, 2018. BOD Meeting April 26, 2018, 5:30 p.m.

7. **ADJOURNMENT** – The meeting adjourned at 8:30 p.m.

MOTION: Victor Ajlouny moved to approve the 2018 budget. Ryan Marshall seconded. The motion passed.



Mary Jane Kramer, President JS Property Management Inc.
Recording Secretary, Managing Agent for Haleakala Gardens AOA

OWNERS FORUM:

18H – Exhaust Fan Issue and Guest Parking – Exhaust fan issue. Per JS Property Management, contact the office.

13F – Thank You to the BOD for all of the work. Thank you for the information on the maintenance fees.

11B – Pot smoking issue – Seems to be late afternoon. Need to identify where is it coming from. We have an issue with the dirt in front of our unit. Discussion about putting cinder back in. Asked about the time that compliance has to be completed. Would like the light project to be done at once and not piece meal.