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**Haleakala Gardens AOA
Board of Directors' Regular Meeting – January 11, 2017
Haleakala Gardens Clubhouse**

1. CALL TO ORDER

President Carol Pakaki called the meeting to order at 5:37 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: Oly Noneza (1A), Ryan Marshall (7K), Angela Falk (8G), Carol Pakaki (19B) Kathy Piimauna (2H) and Sharon Intravia (12A). Victor Ajlouny (20~~7~~) was absent.

Owners Present – Aaron Yap (12C), Pat and Peter Psaila (13F), Lily Young (3A) and Ann Paquin (3D).

2. APPROVAL OF MINUTES

MOTION: Oly Noneza moved to approve the October 18, 2016 Board of Director minutes as written. Sharon Intravia seconded. The motion passed by unanimous consent.

3. REPORTS OF OFFICERS AND COMMITTEES

President's Report – Carol Pakaki discussed the entry landings at buildings 18 and 16. Structural Concrete Bonding & Restoration, Inc. repaired them and did an inspection of all landings, including underneath. Structural identified 43 areas that need to be repaired. Those with carpet will have to be removed to inspect them. Carpet will no longer be allowed as it traps moisture. We will discuss the bid in Old Business. We repaired some sidewalks and curbs that were safety issues and painted curbs.

Oly Noneza – asked what were the issues on the landings? Carol Pakaki explained.

Treasurer's Report – Kathy Piimauna gave the treasurer's report. December 2016 report \$988,288 in cash. Income under budget \$5912 due to delinquencies. Administration is under budget \$29,000. We had \$24,000 in bad debt. Will write off when audited. Under budget, Utilities \$57,270, Maintenance \$21953 and Insurance \$13,811. Audit numbers will change due to accrual. January expenses will be put to December 2016.

Oly Noneza – asked about the rental income. Kathy Piimauna and CPMMI responded.

Landscape Committee Report – Carol Pakaki gave the report. Happy with our new landscapers, CK Landscaping. The Landscape Committee has weekly meetings with him. We talk to him about what was done, improvements and suggestions. We have one more valve box that needs to be worked on. We have a new planted area. Areas where there are dirt and water issues near the trash areas and mail kiosks and too expensive to repair. He suggested doing cinder and pathway stones which have been done. The Landscape Committee has recommended the use of cinder or placement of wedalia where irrigation repair is too expensive. Also, he will be treating the grass where it has gotten a fungus and add new soil on top for fresh growth. The areas will be roped off and notices will be posted. Trees are being trimmed throughout the property. Within the next few months we will be doing Plumerias and Autographs.

Architectural Design Committee (ADC) – 19E an exterior wire to be run by Oceanic Time Warner. Waiting for drawing to review.

Oly Noneza – Plans to have a meeting as soon as possible to recommend changes to the BOD, on any changes to the procedures sent out to all owners. Carol Pakaki added there was additional information sent out to owners on requirements. Oly Noneza would also like the BOD to authorize a Mechanical Engineer to take a look at our current construction and how we can adjust our standards to mitigate the sound transfer problems through the floors.

House Rules Committee – Sharon discussed the new House Rules sent out for an email vote to the BOD. We did not receive the required unanimous approval for an email vote. We will have to vote here. Items added page 2 item #8 hover boards and drones have been included to items that are not allowed on the property. Page 5 #C, Holiday Lights not allowed in the Common Areas. Page 7 item 7 Holiday Lights have been added with requirements.

Oly Noneza – said the old house rules stated that homeowners must provide an entry key to the unit which comes from the Bylaws. In the current draft that is not there. So by taking this vote, would the vote then be applicable to eliminate that and some people would perceive that we are amending the Bylaws? Response by CPMMI, by-laws reference the house rules, by amending the house rules this does not amend the bylaws.

MOTION: Ryan moved to approve the updated House Rules. Kathy Piimauna seconded. The vote was as follows: Ryan Marshall-yes, Carol Pakaki-yes, Kathy Piimauna-yes, Sharon Intravia-yes, Angela Falk –no, Oly Noneza-no. The motion passed.

Oly Noneza – asked for clarification if Tim will be doing the house rule violations. Per CPMMI, the complaints come to CPMMI in writing. CPMMI sends Fitzrite LLC out, he takes a photo and CPMMI writes the violation notice.

Angela Falk – asked if the House Rules would be available on the website. Sharon Intravia answered yes they will and they will also be mailed out.

Communication Committee – Oly Noneza thanked Angela Falk for the last newsletter.

4. OLD BUSINESS

Clubhouse Renovation – Carol Pakaki discussed, we asked an Engineering Firm to take a look at what we can do to renovate the Clubhouse without triggering an SMA. Our hope is to carpet and paint, new air. We have received a quote for a split AC system. It would make a good revenue generator for meetings. Lily Young (3A) asked if we needed Homeowner approval and do owners have first priority. Per Oly Noneza the BOD will discuss the Owner priorities.

County Connection to Recycled Water System – This matter was forwarded to the AOA attorney for review/advise. We are going for file for an exception or exemption. To change to their system it is economically unfeasible to do it.

Designated Smoking Areas – CPMMI showed a picture of the benches that we are going buy. There will be one near the clubhouse and one by the Bldg. 14 mail kiosk.

Vote for Nonsmoking Amendment – 27% in favor, 9.5% opposed. We have till August 2017 to vote.

Structural Bid – Carol Pakaki discussed the 43 landings that are in need of repair. Time and materials not to exceed \$154,000 vs. \$700,000 as originally thought. Carol Pakaki discussed doing an annual inspection. They will be using Miracote (Paint/coating) on all of the landings. She recommended that the AOA obtain a quote to Miracote the other 35 that aren't currently cracked to protect them. Oly Noneza asked if we are going to do Miracote on the first floors as well. Carol Pakaki suggested we get the quote for the other 35 landings and discuss it again if it makes a substantial difference in the condition of the concrete. Carol Pakaki discussed the landing is a pan made of 2X4's or 2X6's, with ¾ marine grade plywood with concrete over the top.

Oly Noneza – said he talked to a homeowner that claimed the ply board sits on top of the wood support underneath and the cement is poured over it is supported by angle irons that are attached directly to the building. Said he claims the flex that is being seen on the landing and resulting in the cracks to the cement maybe because those angle irons are rusting out, the building has not been properly sealed and the landing is separating from the wall. CPMMI will ask Jake (engineer) to take a look with Structural to determine additional work overrun for underpinnings so the BOD can do an email vote ahead of time for time and materials for the additional work.

5. NEW BUSINESS

New BOD Member – Aaron Yap 12C is interested in becoming a BOD Member. Aaron discussed a little about himself.

MOTION: Sharon Intravia moved to appoint Aaron Yap to the BOD. Oly Noneza seconded. The motion passed by unanimous consent.

Pathway Lights – 11 were purchased. Total of 33 lights to be purchased. Will need an electrician to install them. Need to order 22 more. This is in the reserve study. The cost of the lights are \$250, the cost worst case scenario for installation is \$250. Need a motion to include the installation.

MOTION: Kathy Piimauna move to purchase the 22 lights and approve the installation. Oly Noneza seconded. The motion passed by unanimous consent.

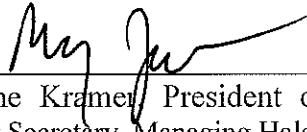
Annual Meeting Packet – CPMMI discussed the meeting packet. There will be a drawing this year, if you return your proxy, the resident/tenant info form and homeowners insurance for a month of maintenance fees. Two positions open for the BOD. We have not received any other interest. Smoking Policy ballots will be included. All reports need to be ready for the meeting.

Misinformation and Policies/Procedures – Oly Noneza made a motion to postpone the items until the next BOD meeting. Stated a lot of what he heard today, has answered some of those questions. Some of those questions still remain. Tabled.

Carol Pakaki – Announced her unit is for sale. As a result, in the event it sells prior to the Annual meeting her and Sharon will switch positions and Sharon Intravia will be able to chair that meeting.

6. **ADJOURNMENT** – The meeting adjourned at 8:00 p.m.

MOTION: Sharon Intravia moved to adjourn the meeting. Ryan Marshall seconded. The motion passed by unanimous consent.



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