

**AOAO KIHEI KAI NANI
BOARD OF DIRECTORS' MEETING
SEPTEMBER 26, 2024**

Noting a quorum present, President Craddock called the regular meeting of the Board of Directors AOAO Kihei Kai Nani to order at 9:10 AM via a ZOOM video conference. Recording Secretary for this meeting was Debi Baraquio, Board Secretary.

ATTENDANCE

Directors Present: President Max Craddock, Secretary Debi Baraquio, Treasurer Liz Voigt, and Directors: Ethel Belway, Cindy Kern, and Grant Norris-Jones

Directors Excused: Vice President Verne Wood

By Invitation: Kenneth Laborte, Site Manager, Kihei Kai Nani, Rena Tamura, Managing Agent, Destination Maui, Inc.

I. MINUTES

A. June 6, 2024 Regular Board of Directors Meeting Minutes

A **motion** was made by President Craddock and seconded by Director Norris- Jones to approve the minutes of the June 6, 2023 Regular Board of Directors meeting as presented. The motion carried with Treasurer Voigt abstaining.

II. OFFICERS'S REPORTS

A. PRESIDENT'S REPORT

President Craddock commented on the meeting process for all owners.

B. TREASURERS REPORT

Treasurer Voigt provided an overview of the current financial status.

The June, July, and August 2024 financial statements were filed, subject to audit.

III. SITE MANAGER/COMMITTEE REPORTS

A. Site Manager's Report

SM Laborte provided a verbal report to the Board on all of the ongoing projects.

B. Landscape Committee (Chair Cindy Kern)

Landscape Chair Cindy Kern provided an overview of the current landscape concerns and commended SM Laborte on keeping the property in great condition.

C. Architectural Representative (Chair Jeff Kern)

No information to report.

D. Lot 1A Committee (Chair Grant Norris-Jones)

Chair Norris-Jones provided an update on the current status of Lot 1A commending SM Laborte for keeping the overgrowth at bay.

IV. UNFINISHED BUSINESS

A. Bylaw Amendment for Electronic Voting/Impact of HB 2315

Managing Agent Tamura noted that there were 50.8781% of owners in favor of electronic voting and 21.2453% of the owners opposed. She noted that after one year of voting, the association has not met the required percentage to make the changes to the bylaws. Therefore, no changes to the bylaws regarding this matter will be made.

B. Security on Neighboring Lot North of Property (Fire Risk & Homeless Residents)

Treasurer Voigt noted that the Maui County has changed their laws to allow for fining for non-compliance of fire risk. She noted that the county is aware of the issues of KKN's neighboring properties and will be managing the issue.

C. Secure Area on Owner's Website

A **motion** was made by Secretary Baraquio and seconded by Treasurer Voigt to authorize the Association's website manager to provide a secure log in for all owners. The motion carried unanimously.

V. NEW BUSINESS

A. 2024/2025 Budget and Reserve Study

Deferred to executive session for personnel matters.

B. Major Reserves 2024 Work Review Building 7 & 12 Roofs, Walking Deck 366

Treasurer Voigt provided an update on the status of the completion of the roof repairs to building 7 and the walking deck project which will be done next year.

C. Maturing CD's (November 27, 2024 - \$50K Cash Account, \$100K Reserve Account)

A **motion** was made by Treasurer Voigt and seconded by Secretary Baraquio to roll over the funds into funds that provide the highest, best rate for another 12 months. **The motion carried with Director Norris-Jones opposing.**

D. Condo unit 118 Rental Agreement

A **motion** was made by Secretary Baraquio and seconded by President Craddock to extend the rent of the association owned unit to the current tenant and to increase the rent to \$1,950 per month for a one-year time period. The motion carried unanimously.

E. Board Meeting Minutes

A **motion** was made by Secretary Baraquio and seconded by Treasurer Voigt to have the Board Meeting minutes completed by the Board Secretary. If the secretary is not present at the meeting, a recording will be forward to complete the minutes. The motion carried unanimously.

F. Corporate Transparency Act

Managing Agent Tamura noted that the Board Members are required to provide personal information to comply with the Federal Government's requirement for the Corporate Transparency Act.

A **motion** was made by Treasurer Voigt and seconded by Director Belway to engage the association's legal counsel for \$250 for this service. The motion carried unanimously.

G. Agenda Addition to New Business

A **motion** was made by Treasurer Voigt and seconded by President Craddock to add the topic of electrical costs for the laundry room to the agenda. The motion carried unanimously.

H. Laundry Room Electrical Costs

Treasurer Voigt noted that the electrical costs for dryer use have increased by over \$7,000 since 2020-2021.

A **motion** was made by Treasurer Voigt to meet with the HECO representatives and Wikiwiki representatives to determine the costs of the dryer impact on the electricity usage. The motion failed for lack of a second.

A **motion** was made by Director Kern and seconded by Secretary Baraquio to raise the costs for the large dryer usage to twenty-five cents for two minutes of dryer time. The motion carried with Treasurer Voigt opposing.

I. Agenda Addition to New Business

A **motion** was made by President Craddock and seconded by Secretary Baraquio* to add the topic of the limited power of attorney. The motion carried unanimously.

J. Limited Power of Attorney

A **motion** was made by President Craddock and seconded by Secretary Baraquio to accept our current legal counsel for a limited power of attorney. The motion carried unanimously.

VI. Owners Forum

Carole Eiserloh, unit 374, requested that the Board President and Secretary create and distribute a newsletter by the next annual meeting.

VII. EXECUTIVE SESSION

A **motion** was made by Treasurer Voigt and seconded by President Craddock to adjourn the regular session into executive session for contractual, legal and personnel matters at 11:32 AM and returned to regular session at 1:16 PM. The motion carried unanimously. The following items were determined:

A. Personnel Matters

The Board by unanimous consent, reviewed and approved the recommended salary adjustments for all staff, effective October 1, 2024.

B. 2024/2025 Budget and Reserve Study

The Board, by unanimous consent, accepted the recommendation for a \$100 increase for maintenance and reserve fees for the 2024/2025 budget.

C. Contractual Matters

The Board, by general consent accepted the proposal for landscape services from Brightview Landscapes, LLC with for \$11,500 per month. The contract term will be for a period of five years with incremental increases as noted in the contract.

D. Managing Agent Contract

This item was deferred.

AOAO KIHEI KAI NANI
Board of Directors Meeting
September 26, 2024
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NEXT MEETINGS

The next Board of Directors meeting is scheduled to be held on Thursday, January 16, 2025 at 9 AM via zoom or in person, or at the call of the President, and the Annual Meeting is scheduled for Saturday, January 25, 2025, 9 AM (8:30 AM Registration, Kihei Lutheran Church).

ADJOURNMENT

There being no further business, a motion was made by President Craddock and seconded by Treasurer Voigt to adjourn the Board of Directors' meeting at 1:18AM. The motion carried unanimously.

Approved By:

Debi Baraquio
Board Secretary

Recording Secretary:

Debi Baraquio
Board Secretary
Kihei Kai Nani Board of Directors