

**ASSOCIATION OF APARTMENT OWNERS OF
KIHEI KAI NANI
BOARD OF DIRECTORS MEETING
April 18, 2018**

DIRECTORS PRESENT: Ethel Belway, President; Barry Ewing, Vice President; DiAnne Durossette, Secretary; José Placencia, Treasurer; Wayne Braid, Patricia Hoskin, Jeff Kern, Directors.

OTHERS PRESENT: Johnny Johnson, Site Manager; Tracie Sweetman, Account Executives, Destination Maui, Inc.; Kristin Rocco, Recording Secretary, Aloha Office Services.

OWNERS PRESENT: Cindy Kern (101, 207, 217).

CALL TO ORDER:

The Board of Directors Meeting was called to order at 9:06 a.m. at the offices of Destination Maui, Inc., 380 Huku Li'i Place, Suite 206, Kihei, Maui, Hawaii. A quorum was established.

CERTIFICATION OF MEETING NOTICE:

Notice of the Meeting was emailed to all Directors of record and filed in the office of the Managing Agent and posted on property in accordance with the Hawaii Revised Statutes.

APPROVAL OF PREVIOUS MINUTES:

The minutes dated January 24, 2018 Board of Directors Meeting were presented for approval.

Motion: *To approve the minutes of the Board of Directors Meeting dated January 24, 2018 as presented. (Ewing/Placencia)*

CARRIED unanimously.

REPORTS OF OFFICERS:

President's Report

President Belway presented her written report, highlighting the following:

- Ballots have been sent to all Owners to vote on eliminating smoking in units. So far 63% of Owners have responded In Favor of the measure and 2.7% have responded as Opposed. Approval by at least 67% of all Owners is needed in order to change the Rules.
- Visitors are now required to sign a statement upon registering as notification that smoking is permitted in two (2) designated areas only on property. There is a \$50 fine per incident for non-compliance.
- Surf board storage has been moved to a new location near Lot 1A and the carwash. Owners have been asked to register their surf boards at the office and pay a \$25 service charge to use the storage containers.
- Three (3) Washington Palm trees have been removed; one (1) from Lot 1A and two (2) by Building 10. These trees were removed because they were dangerous to trim and were causing damage to the sidewalk and garbage container; and will be replaced with new palms.

- A new grate was installed on the Lot 1A side of the culvert to catch debris during rainstorms and protect the driveway.
- LED lights will be installed at the entry to save energy.

Treasurer's Report

Treasurer Placencia presented his report. As of March 31, 2018, the Association under-spent by \$17,448.

Secretary's Report

Secretary Durossette reported that the newsletter has been sent to Owners.

COMMITTEE REPORTS:

Re-Roofing Committee

Ms. Kern reported that the re-roofing of the Office Building is planned for 2019, however, the Board may consider replacing the roofing this year, depending on the bid amounts. The committee is working on obtaining bids.

Landscape Committee

Ms. Hoskin reported that twelve (12) Owners attended the Landscape Committee meeting. Owners requested five (5) additional species of plants on property that are not currently featured. Three (3) of the plants, Pikake, Ti, and Ginger, are on the "Approved Plant" list and the committee recommends planting on property.

Website Committee

Mr. Braid reported the following:

- There have been 1,261 visits to the website since the last meeting.
- Some Owners have experienced trouble accessing the website. Owners will need to clear the cache to avoid being routed to the old website.
- The website can be accessed via www.kknaoao.org or kknaoao.com.
- Recommendation to build a contact data base with a list of all Owners. Suggested that DMI send a request to all Owners to update their contact information.
- Suggested using a video chat during Board Meetings for Board Members or Owners who are not able to attend in person. Ms. Sweetman and Mr. Braid will work on this together.

OTHER REPORTS:

Managing Agent's Report

Ms. Sweetman reviewed the delinquencies as noted in the meeting packet.

Site Manager's Report

Mr. Johnson provided information for the Board in the meeting packet. He highlighted the following items:

- Two (2) additional dryers have been installed in the laundry room.
- The handle of the large washer has been repaired.

- Received one (1) bid for tree trimming on Lot 1A from Doyle Tree Service. Additional bids were requested; however, no others were received.
- New light fixtures for the buildings have been ordered but have not been received yet.

OLD BUSINESS:

High Risk Components

Inspections are continuing on high-risk components.

Lot 1A Landscaping, Fencing, and Reduction of Taxes

Motion: *To accept the bid from Doyle Tree Service for \$5,700 for Lot 1A; and \$3,100 for Kihei Kai Nani palms. (Placencia/Braid)*

CARRIED unanimously.

Mr. Kern stated that the green coated fence being installed along Lot 1A by the volunteers will probably be done within the next month. The projected cost is \$585.

A survey of Owners regarding the reduction of taxes is no longer needed because the funds have already been disbursed to the Owners.

Amend Smoking Policy

Votes continue to be collected on the smoking policy change. The original deadline to collect votes was April 18, 2018. The Board has unanimously agreed to extend the deadline to May 1, 2018. If all votes have not been received by the new deadline, ballots will be re-sent to the Owners who did not respond.

Surfboard Storage

The surfboard storage has been moved next to the carwash area. There are several unclaimed boards that need to be identified by Owners.

Building #10 Railing Repair and Path

The railing repair and ramp installation has been completed.

Motion: *To ratify the Board's approval of \$2,000 for the ramp installation by Building #10. (Placencia/Hoskin)*

CARRIED unanimously.

Entry and Lanai Lights

Motion: *To ratify the Board's approval of the new entry lights ordered. (Braid/Kern)*

CARRIED unanimously.

NEW BUSINESS:

Palm Tree Removal

As discussed.

Tree Trimming

As discussed.

Homeowner Waiver of Fees Requested.

Letters from Owners requesting waivers of late fees were included in the meeting packet.

Motion: *To waive the fees as requested. (Placencia/Durossette)*

CARRIED unanimously.

March Newsletter 2018

Ms. Sweetman will follow up to confirm if the March newsletter was sent to all Owners. She will also request that all Owners update their contact information and specify if they would like to receive the newsletter via mail or email.

Mr. Braid will draft the letter to Owners requesting the information update.

Unit 118

President Belway noted that on the financial statement it shows \$1,400 being collected for the rental unit, however, the amount should be \$1,425. Ms. Sweetman will address this matter.

Suggestions from Mr. Johnson

- 1) That a ramp be installed next to the stairs on Building #7 to facilitate easier access to the back of the building with tools and carts. The cost is estimated at \$500-\$600.

Motion: *To install a ramp at Building #7 on the outside of the stairs and replant the bougainvillea next to the ramp. (Placencia/Kern)*

CARRIED unanimously.

- 2) The railing from Building #5 to #6 needs to be replaced at a cost of approximately \$1,000 - \$1,200.

Motion: *To replace the railing from Building #5 to #6. (Durossette/Placencia)*

CARRIED unanimously.

- 3) Owners have been placing their own non-smoking signs on the buildings. These signs were not approved by the Board and do not conform to the property's existing signs. Mr. Johnson suggested the Board approve one (1) type of non-smoking sign to be provided by the AOA and to place these signs between the front doors. In the meantime, Owners should remove the signs they have displayed.

RECESS TO EXECUTIVE SESSION:

The meeting was recessed to Executive Session at 10:51 a.m. The regular meeting was reconvened at 11:28 a.m.

ADDITIONAL ITEM:

Mr. Ewing suggested that Board Members review the House Rules and place this item on the agenda for the next Board Meeting.

DATE OF NEXT MEETING:

The next Board of Directors Meeting is scheduled for October 10, 2018 at 9:00 a.m.

ADJOURNMENT:

The meeting was unanimously adjourned at 11:30 a.m.

Respectfully submitted,
Kristin Rocco
Aloha Office Services
Recording Secretary

Approved for distribution by the Board of Directors