

**HALEAKALA GARDENS AOA  
Annual Meeting – February 21, 2015  
Haleakala Gardens Clubhouse**

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**1. CALL TO ORDER**

President Carol Pakaki called the meeting to order at 9:34 a.m. Mary Jane Kramer was Recording Secretary for the meeting. A quorum was established with 67.1% present in person or by proxy.

**2. CERTIFICATION OF MAILING OF NOTICE**

Carol Pakaki read: "We certify that a notice of the Annual Owners Meeting of Haleakala Gardens Association of Apartment Owners was mailed to each Owner on record and filed in the office of Commercial Properties of Maui Management, Inc. on November 20, 2014."

**3. APPROVAL OF MINUTES**

**MOTION:** Oly Noneza (1A) moved to approve the February 22, 2014 minutes as presented and Doris Prockette (5A) seconded. The motion passed by unanimous consent.

**4. OFFICERS REPORTS**

**President's Report** – Given by President Carol Pakaki. Thanks to Oly Noneza for helping coordinate roofing project, and the membership thanked Carol for her work.

**Treasurer's Report** – Given by Kathy Piimauna as of December 31, 2014.

**MOTION:** Victor Ajlouny (20D) moved to accept the treasurer's report and Betsy Bowen (7J) seconded. The motion passed by unanimous consent.

RESOLVED, by Haleakala Gardens Association of Apartment Owners, that the treasurer's report for the fiscal year January 1, 2014 through December 31, 2014 is approved.

**5. TAX ROLLOVER RESOLUTION**

CPMMI proposed rolling over \$149,954.22 in the operating checking account into 2015 expenses as follows: \$7,937.95 for grounds and repairs and maintenance, \$7,682.65 to tree trimming, \$13,538.51 to general supplies and equipment, \$9,932.48 to grounds supplies, \$50,000 to the reserve account, and the balance to remain in the checking account.

**MOTION:** Victor Ajlouny (20D) moved to approve the Tax Rollover Resolution as stated above and Betsy Bowen (7J) seconded. The motion was amended.

"Resolved by the owners of the Association, That the amount by which members assessments of December 31, 2014 exceed the total expenses of the Association for the purpose of managing, operating, maintaining and replacing the common elements of the property, shall be applied against the January 1, 2015 through December 31, 2015 operating expenses in the amount of \$37,000 to the maintenance account, \$50,000 to the reserve account, and the balance to remain in

the checking account."

**MOTION:** Victor Ajlouny (20D) amended his motion to approve the Tax Rollover Resolution and roll over \$37,000 into maintenance, \$50,000 into the reserve account, and keep the balance in the checking account and Betsy Bowen (7J) seconded. The motion passed unanimously.

## **6. COMMITTEE REPORTS**

**Landscape Committee Report** – Given by Betsy Bowen

**Property Condition Report** – Given by Oly Noneza as answer to owner's questions.

**Solar Committee PV Solar Recap** – Carol Pakaki reported that research shows that a PV investor is no longer a viable option.

## **7. APPOINTMENT OF TELLERS**

Jarett Fry (10E) and Ann Paquin (3D) were appointed as tellers for any counted vote.

## **8. ELECTION OF DIRECTORS** – Nominations and elections were conducted.

The results were Carol Pakaki (19B) and Sharon Intravia (12A).

## **9. OLD BUSINESS** – None.

## **10. NEW BUSINESS**

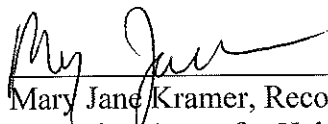
**Solar Installation:** The amendment to allow individual installation of solar panels which are a material addition to the common elements requires a 67% approval of the membership. Solar for the entire property versus individual installation and solar hot water systems were discussed. CPMMI will have legal incorporate hot water systems and possible additional costs to the voting package and talk to the insurance agent regarding group and extended coverage for solar. Tabled for the next Board meeting.

**Drawing Winner:** Ann Paquin (3D) won one month free maintenance fee.

**Amendment of Documents Regarding Lofts:** The amendment was passed to protect the Association. Owners received documents in their packet which Carol Pakaki discussed and explained steps to get lofts to meet County code.

## **11. NEXT MEETING** – February 2016 with date to be determined by the Board.

## **12. ADJOURNMENT** – The meeting adjourned at 12:13 p.m.



Mary Jane Kramer, Recording Secretary  
Managing Agent for Haleakala Gardens AOA  
Kathryn K. Sherman – CPMMI – Transcription Secretary