

App'd
10-6-15
9

**Haleakala Gardens AOA
Board of Directors' Regular Meeting – July 14, 2015
Haleakala Gardens Clubhouse**

1. CALL TO ORDER

President Carol Pakaki called the meeting to order at 5:30 p.m. Mary Jane Kramer, Property Manager (CPMMI) acted as secretary pro tem for the meeting. Five (5) Board members were present to establish quorum: Carol Pakaki, Oly Noneza, Kathy Piimauna, Victor Ajlouny, and Sharon Intravia.

2. APPROVAL OF MINUTES

MOTION: Sharon Intravia moved to approve the April 7, 2015 Board meeting minutes and Oly Noneza seconded. The motion passed by majority consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Sharon Intravia-yes. Victory Ajlouny abstained.

3. REPORTS OF OFFICERS AND COMMITTEES

President's Report – Carol Pakaki thanked the Board for all they do around the property.

Treasurer's Report – Kathy Piimauna gave the treasurer's report as of May 31, 2015.

Landscape Committee Report – Betsy Bowen's report was read and discussed.

Ben Rathjen Unit 8a – He reviewed his letter to the Board regarding landscape issues, i.e., 2 sprinkler heads not repaired causing grass to die, landscapers' failure to go behind the buildings and rake leaves from under the bushes, and landscapers' habit of piling up rubbish and not using the green waste dumpster. Carol Pakaki will schedule a Landscape Committee meeting to address his issues and provide answers at the next meeting. He also asked for action to have owners clean yards and lanais.

Architectural Design Committee (ADC) – Oly Noneza reported that 5E made a submittal to install an a/c unit for which a list of requirements must be met prior to approval. In addition, a legal document will be drafted to be signed and recorded to become part of the deed transferring responsibility for maintenance of the a/c unit and its components should the unit be sold. This criterion for future a/c installation requests will be discussed at the next meeting.

House Rules Committee – Oly Noneza reported that Sharon Intravia is making adjustments to the draft of the new House Rules for Board review. The Board would rather resolve than fine. Complaints addressed to the Board would go to Oly via CPMMI to review, resolve or recommend violation notices for owners and tenants involved. The Board discussed hiring a compliance officer for 2-3 hours a day to enforce House Rules, document and photograph violations, and report to the committee to make determinations for Board review and action. CPMMI will send owners and tenants copies of new House Rules and notice should a compliance officer be hired.

MOTION: Oly Nonza moved to have the House Rules Committee possibly hire a compliance manager for the frequency and compensation that the Board approves for the purpose of doing House Rules enforcement. Victor Ajlony amended Oly Nonza's motion to read the House Rules Committee will identify a compliance manager to hire based on the terms and conditions negotiated by the House Rules Committee and that individual to recommend to the Board and Sharon Intravia seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Victor Ajlouny, Sharon Intravia-yes.

Communication Committee - Oly Noneza reported that vent cleaning starts tomorrow. The pest control schedule will not be available more than 3 months to date. Sharon Intravia will start a quarterly newsletter which CPMMI will mail with statements.

4. OLD BUSINESS

Loft Amendment- update – Tabled.

Sidewalk and Curb Repairs – Oly Noneza is working on sidewalk project to identify and prioritize repairs. Painting of curbs is on hold until repairs are completed, and the County should repair curbs on the street. Robert Young will paint the stairs of Buildings 1, 2, 19, 20 with sure step from Sherwin Williams and the front walls (Bldg. 1 & 2) along Kulanihakoi Street.

Kayak Racks – Tabled until Kevin Fleming is back.

Bike Racks – Carol is working on finding locations by mail kiosks and refuse areas for smaller bike racks close to each building in addition to a couple of central locations.

Assistance Animals – The Board will vote via email on new rules which allow comfort animals.

5. NEW BUSINESS

Solar Report – Victor Ajlouny is assembling a package to present to the membership at the February 2016 annual meeting for a vote. He noted that MECO changed rules for credits. Roofers would probable oversee installations to insure that the roof warranty is not impacted.

Pressure Wash

MOTION: Oly Noneza moved to approve Eco Organic's bid to pressure wash for \$4,500 and submit a bid for 2nd story landings for an email vote and Sharon Intravia seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Victor Ajlouny-yes, Sharon Intravia-yes.

Annual Meeting

MOTION: Kathy Piimauna moved to hold the annual meeting on Saturday, February 20, 2016 and Victor Ajlouny seconded. The motion passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Kathy Piimauna-yes, Victor Ajlouny-yes, Sharon Intravia-yes.

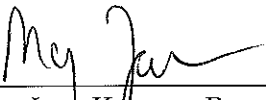
Audit – The audit was discussed.

MOTION: Victor Ajlouny moved to accept the audit and Kathy Piimauna seconded. Tabled.

Smoking Policy – Need 67% vote to make property non-smoking property. CPMI will send out current policy again. If continue to have complaints may pass amendment to make a non-smoking property. If witness send a warning to the owner.

6. OWNERS FORUM – Owners were invited to ask questions or share comments and concerns.

7. ADJOURNMENT – The meeting adjourned at 7:48 p.m.



Mary Jane Kramer, Recording Secretary, Managing Haleakala Gardens AOA
Kathryn K. Sherman, Transcription Secretary