

**Haleakala Gardens AOA
Board of Directors' Regular Meeting – October 12, 2017
Haleakala Gardens Clubhouse**

DRAFT
Appd
4-26-18
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1. CALL TO ORDER

President Sharon Intravia called the meeting to order at 5:33 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. Five (5) Board members were present to establish quorum: Oly Noneza (1A), Ryan Marshall (7K), Victor Ajlouny (20D), Sharon Intravia (12A) and Kathy Piimauna (2H) and. Angela Falk (8G) and Aaron Yap (12C) were absent.

Owners present: Sharon Swann (10G), Jesse Houck (7E), Cynthia Clark (14D), Marci Guendel (19F)

2. CONDUCT OF MEETING

Robert's Rules of Order

3. APPROVAL OF MINUTES

MOTION: Victor Ajlouny-moved to approve the July 27, 2017 Board of Director minutes as amended to eliminate the discussion portion under #3. Oly Noneza seconded. The vote was as follows: Oly Noneza-yes, Ryan Marshall-yes, Victor Ajlouny-yes, Sharon Intravia-yes, Kathy Piimauna-yes. The motion passed.

3. REPORTS OF OFFICERS AND COMMITTEES

President's & Landscape Committee Reports – Sharon Intravia gave the report. The landing project is complete. Went well. We were way under budget. They also replaced two parking lot grates. The ductless air for the clubhouse was completed. We are still working on railings. The pathway light project is almost completed. Still need to finish building 7. Water leaks on the property continue to plague us. They have been very expensive to repair. We are going to be forming a water committee to work on the R1 retrofit, Irrigation and the Fresh water lines. Guest parking is still a huge issue. We are trying to work on a solution. Many residents have complained their guests have no where to park. We have a waiting list for reserve parking stalls. Dog waste stations seemed to have improved the dog dropping problem. We still have parking stall stops that need to be replaced. We had a survey done by Structural Concrete to look at the Spalling issues. We will talk about the bid later. We had one of the backflows replaced. We added a tree and wedilia to the area near the Kayak/Surfboard storage, where there was a hole and dirt. We also added wedilia to the center parking area. We continue to have a lot of irrigation issues. We have asked for bids for addition irrigation. Tree trimming is taking place.

Question – When are the stairs going to be finished. Per Sharon Intravia, we are waiting for the material as it has to be special ordered.

Treasurer's Report – Kathy Piimauna gave the treasurer's report. \$928,000 cash in bank. Rollover will be used for the stair project.

Landscape Committee Report – Covered in the Presidents report.

Architectural Design Committee (ADC) – Sharon Intravia gave the report. So far we have completed remodel approvals for 12D, 7A, 7F and 7L variances were granted for the AC drains on the ground units. 19D a kitchen remodel was approved. 14C and 18B remodels also approved. 10G inquired about a chair lift for the unit. Aaron Yap will be looking into the requirements, similar to the split air-conditioning. Aaron Yap will be working with Victor Ajlouny to integrate the Design Review forms on the website. Also working on a follow up process when remodels are done. Oly Noneza discussed that the planning dept. has a rule of thumb that you apply for a permit if it is over \$10K.

House Rules and Website Committees – Victor Ajlouny discussed. For the website owners can get a user name and password and have access to the owner only section. CPMMI will add information to owners for website access with the billing. Also discussed the House Rules changes.

Discussion: Oly Noneza discussed that Owners need proper notification per the Bylaws if House Rules are changed so they can attend the meeting where they are discussed and provide any input. Question between enforcing and changing. Per CPMMI, enforcing is the BOD's. Victor Ajlouny discussed getting compliance done on a regular basis. Per Oly Noneza discussed House Rules have been enforced in the past and have been given a lot of time to fix the issues.

New rule change will be put on the next agenda.

4. OLD BUSINESS

Trellis Repair – Sharon Intravia discussed. Monies from the insurance company have been received. There is an issue with the County of the height, so it cannot be as built. Having a discussion with legal to find out if we have to put it back.

Clubhouse Split AC – completed.

R1 – Reclaimed Water – Sharon Intravia discussed. In process of getting bids. The County has required us to get bids to see how much it will cost us, then we can go in for an exemption not to hook up.

AC Drip Lines – Will put the new language in House Rules for units that do not need drip lines on the next agenda to be voted on. Oly Noneza discussed, are we still requiring all air conditioners on 1st or 2nd floor to have drip lines if the manufacturer states they are not necessary.

Designated Smoking Areas –CPMMI discussed the smoking ballot. We had 37% in favor. We did not get enough votes. We had one year to get it passed. That one year was up August 3rd. We would have to start the process all over again to vote. Kathy Piimauna discussed if people didn't vote they probably don't care. Aaron Yap discussed being interested in supporting another vote. Kathy Piimauna suggested bringing it up at the Annual Meeting.

Backflow Preventer - Sharon Intravia discussed a letter received from the County that we needed to have these put in/redone. In order to get future permits of any kind on the property this is required.

MOTION: Victor moved to approve the Backflow Preventers not to exceed \$66,000. Kathy Piimauna

seconded. The vote was as follows: Oly Noneza-yes, Ryan Marshall-yes, Victor Ajlouny-yes, Sharon Intravia-yes, Kathy Piimauna-yes. The motion passed.

Discussion – Oly Noneza asked if we don't do it, we don't get any more permits. The answer is yes.

Building 9 Issues – Sharon Intravia discussed. An owner passed away. We had to have the unit professionally cleaned. That was done. We had an Engineer come in as modification done in the unit that were not approved. The unit below was also checked. The Engineers report stated both units were structurally sound. The unit is currently in escrow and everything has been disclosed to the buyer.

Water Lines – Sharon Intravia discussed this being a reserve item to replace all of the lines based on the water line breaks we have had.

Spalling Repairs – Sharon Intravia discussed. We received the bid for the repairs.

MOTION: Victor Ajlouny moved to contract with Structural Concrete a price not to exceed \$63,000 perform spalling repairs on various buildings throughout the property, subject to clarification on insurance requirements either required by Structural or Haleakala Gardens. If Contractor wants to add OCIP or CCIP insurance, they would pay for it and any additional coverage will not be paid for by Haleakala Gardens. Kathy Piimauna seconded. The vote was as follows: Oly Noneza-yes, Ryan Marshall-yes, Victor Ajlouny-yes, Sharon Intravia-yes, Kathy Piimauna-yes. The motion passed.

Discussion – Oly Noneza asked what the warranty would be. There is no warranty. He asked about the OCIP and CCIP insurances and if they were going to charge us for that. Per Sharon Intravia, it is up to the contractor if they feel they need it. Wanted to know if we will be charged for the insurance if they get it.

Clubhouse Upgrades – Sharon Intravia discussed we have bids for doors, windows, carpeting. We do not have bids for painting yet. We have reserves for this. Doors/Windows would be cheaper. Quotes do not included labor. Figuring on labor at \$1200 per day. The current doors are unsafe.

MOTION: Victor Ajlouny moved to approve replacement of doors/windows not to exceed \$12,000. Ryan Marshall seconded. The vote was as follows: Oly Noneza-yes, Ryan Marshall-yes, Victor Ajlouny-yes, Sharon Intravia-yes, Kathy Piimauna-yes. The motion passed.

5. NEW BUSINESS

Elevation Certificates – Sharon Intravia discussed. A homeowner pursued getting flood insurance and the insurance company is requiring a survey. We have a quote for the entire property at \$500 per building. Doing it individually it would be \$750 per building. Oly Noneza said we had certificates before. Per CPMI they were done in 1989.

MOTION: Ryan Marshall moved to approve the one building now. Victor Ajlouny seconded. Oly Noneza-yes, Ryan Marshall-yes, Victor Ajlouny-yes, Sharon Intravia-yes, Kathy Piimauna-yes. The motion passed.

Clubhouse Rental Rates – CPMI discussed that people are excited about the new air conditioning in the clubhouse, but there were no parking spaces for those attending the last meeting. Discussion

about how to resolve parking. Proposed rates: \$125.00 and \$75.00. Table discussion.

Annual Meeting – Sharon Intravia discussed. Originally scheduled February 24, 2018. We can't do it on that date. We need to pick another date. Victor Ajlouny suggested doing it in January.

MOTION: Victor Ajlouny moved to schedule to annual meeting on January 20, 2018. Ryan Marshall seconded it. Oly Noneza-yes, Ryan Marshall-yes, Victor Ajlouny-yes, Sharon Intravia-yes, Kathy Piimauna-yes. The motion passed.

6. **NEXT MEETING** – BOD Meeting January 18, 2018, 5:30 p.m.

7. **ADJOURNMENT** – The meeting adjourned at 7:34 p.m. to Executive Session.

MOTION: Victor Ajlouny moved to adjourn the meeting. Kathy Piimauna seconded. The motion passed by unanimous consent.

BACK TO REGULAR SESSION – 8:00 p.m.

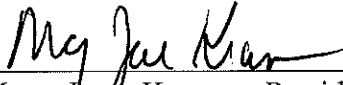
2018 Budget

MOTION: Victor Ajlouny moved to approve the 2018 budget. Ryan Marshall seconded. The motion passed. Oly Noneza-yes, Ryan Marshall-yes, Victor Ajlouny-yes, Sharon Intravia-yes, Kathy Piimauna-yes. The motion passed.

Discussion – Kathy Piimauna discussed the upcoming water projects. CPMMI discussed the projected costs.

8. **ADJOURNMENT** – The meeting adjourned at 8:30 p.m.

MOTION: Victor Ajlouny moved to adjourn the meeting. Oly Noneza seconded. The motion passed.



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