

WAIKALANI WOODLANDS AOA

95-225 Waikalani Drive

Mililani, HI 96789

BOARD OF DIRECTORS MEETING MINUTES

Thursday, September 22, 2022 –6:30 P.M.

CALL TO ORDER

President Jim Guzior called the meeting of the Board of Directors to order at 6:32 p.m.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Jim Guzior/President; Merle Kobashigawa/Vice President; Carole Amrhein/Secretary; Phil Sunada/Director; Cyril Washington/Director; Tony Goodrum/Director

Members Absent: Alan Kuyatt/Treasurer

By Invitation: Dwight Gillman, Resident Manager
April Padello, Hawaiian Properties

APPROVAL OF MINUTES

On the motion of Secretary Amrhein, the board unanimously approved the minutes of the Board of Directors meetings of August 18, 2022. Copy is attached.

TREASURER'S REPORT AND PRESIDENT'S REPORT

President Guzior provided the most recent figures. As of August, 2022 our operating cash and reserves was \$3,320,450. The board is working on next year's budget. We have learned that our insurance will increase by \$103K next year so we will work to have a small an increase as possible to our maintenance fees. Unfortunately we don't have control over the increase to items like our utility costs. Secretary Amrhein motioned for the financials for August 2022 to be accepted, subject to audit. Unanimously approved.

RESIDENT MANAGER'S REPORT

Dwight Gilman presented a Resident Manager's report. Items discussed included: Plumbing inspections have started, not going as smoothly as hoped, since many people are not home during the day since they are working. We are going through the appointments quickly and knocking on doors to see whether unscheduled residents are available for inspections on the spot. Despite this everyone is being patient and understanding. If pipes look old, the recommendation will be to replace the T pipes. Regarding the FLS Evaluation, we are seeking 3 bids. Regarding the BSW water claim due to the pressure spike, we are determining the best way to assess the units involved. We are still working on examining the cost for pressure regulators.

LANDSCAPE COMMITTEE'S REPORT

None at this time.

SECURITY REPORT

Director Sunada gave a brief security update. We are still trying to compete with the industry to fill emty guard shifts. Weekend shifts are the ones we are trying to fill at this time.

STANDING COMMITTEE REPORTS

None at this time, though Dwight answered a question about the Design/Screen Door committee. He mentioned that Ohana Screens & Things were ordering the styles of screen doors that were approved by the ASC.

UNFINISHED BUSINESS

A. **FIRE LIFE SAFETY EVALUATION**– Discussed earlier during the RM's report.

B. **EV Station Proposal and Policy** Tabled for now.

NEW BUSINESS :

A. **2023 BUDGET AND RESERVE STUDY** – Review ongoing.

HOMEOWNER'S FORUM: A Homeowner's Forum was held. Comments and questions included: will any warning be given before beginning plumbing inspections in B building; have we considered using solar power, on the top level of the garages, to provide covering and get benefit from solar (not enough sun due to tree coverage); can we get fast charging stations for EV cars (too expensive, may need to delay due to budget concerns); how can we enforce quiet hours with cars racing and loud music; what projects have been completed and what got rolled over into next year; who did the reserve study in 2018 (Armstrong); property could use a facelift, any volunteers to trim and install plants, ones that are low maintenance; complaint about a resident who is a loud gamer in A building; are plumbing access panels covered by the AOA (yes); are lanai covers allowed (no).

NEXT MEETINGS

The next Board of Directors meeting will be on November 10, 2022 at 6:30 pm at the pool/rec area.

EXECUTIVE SESSION

At 7:23 pm the board meeting ended and the Board of Directors entered an Executive Session. The board motioned to increase Junior Pizzarro's pay to \$25/hr, effective 10/1/2022. Approved unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:15 p.m.

Submitted by:



Carole Amrhein
Recording Secretary

Attachments:

Copy of Board of Director's Meeting Minutes dated 8/18/22

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Members Absent: Alan Kuyatt/Treasurer

By Invitation: Dwight Gillman, Resident Manager
April Padello, Hawaiian Properties
Dan Wade, Dan Does Plumbing

APPROVAL OF MINUTES

On the motion of Secretary Amrhein, the board unanimously approved the minutes of the Board of Directors meetings of May 5, 2022 and July 20, 2022. Copies are attached.

TREASURER'S REPORT AND PRESIDENT'S REPORT

President Guzior provided the most recent figures. As of July, 2022 our operating cash was \$529,423, reserves were \$2,734,498 for a total cash and reserves of \$3,263,921. The AOA is in the black. The remaining 3 elevator cabs for buildings A and B will have their modifications done beginning in Spring 2023. Later in September and October the board will determine the budget for next year since we are waiting to hear how much our insurance will increase. In 1-2 years there will be a special assessment for the Fire/Life/Safety requirements. Assessment per unit might be in the \$5K-\$7K BUT the president stressed there is no way to know for certain how much it will be. Secretary Amrhein motioned for the financials for April 2022, May 2022, June 2022 and July 2022, to be accepted subject to audit. Unanimously approved.

RESIDENT MANAGER'S REPORT

Dwight Gilman presented a brief Resident Manager's report. Items discussed included: Getting caught up on various projects around the property, preparing for the upcoming inspections.

UPCOMING PLUMBING INSPECTION

Director Sunada presented an overview of the plumbing inspections. They will take place between 9/9/22 to 10/14/22. A building will be first. Inspections will be on Monday, Wednesday and Fridays. Repair days will be on Tuesdays and Thursdays. Times are from 8-12, and 12:30 to 3:30pm. (subject to change) Owners will be notified by email or regular USPS mail of the appointment slots available. Non-compliance will result in fines being assessed.

DAN DOES PLUMBING PRESENTATION

Dan Wade from Dan Does Plumbing provided a brief presentation to explain how the plumbing inspection will be conducted and what to expect. He also showed what the inspection forms look like and what areas he will be reviewing.

LANDSCAPE COMMITTEE'S REPORT

None at this time.

SECURITY REPORT

None at this time.

STANDING COMMITTEE REPORTS

None at this time.

UNFINISHED BUSINESS

- C. **FIRE LIFE SAFETY EVALUATION**– Did not get discussed, will try to revisit at next meeting.

- D. **EV Station Proposal and Policy** Did not get discussed, will try to revisit at next meeting.

NEW BUSINESS :

- B. **2023 BUDGET AND RESERVE STUDY** – Tabled until next board meeting in September.

HOMEOWNER'S FORUM: A Homeowner's Forum was held. Comments and questions included: do HOA fees increase if the unit is higher in the building? (no); what projects remain to be done for the year, could we establish a dog park on the premise/put it to a vote to the owners, people need to be more responsible for their units, avoid unnecessary leaks that tie up Dwight's time, dogs are a problem at A building, unit has excessive pets, owner wants to volunteer to build charcoal holders for the BBQ pits, could there be boundaries for the grass blowers? The gas fumes are offensive, could the refreshment area around the pool area be cleaned on a more regular basis, owner wishes to donate his extra parking space for someone with disabilities, questions about where newsletters and minutes are posted (Town Square is an option along with Channel 57 and 58, and WW website needs to be updated), with everyone coming out of CoVid, a sense of community is desired.

NEXT MEETINGS

The next Board of Directors meeting will be held on Thursday, September 22, 2022 at 6:30pm. The budget for 2023 will be reviewed. Location will be by the pool/rec area, unless otherwise indicated.

EXECUTIVE SESSION

At 8:05 pm the board meeting ended and the Board of Directors entered an Executive Session.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:23 p.m.

Submitted by:



Carole Amrhein
Recording Secretary

Attachments:

- Copy of Board of Director's Meeting Minutes dated 5/5/22
- Copy of Board of Director's Meeting Minutes dated 7/20/22