

WAIKALANI WOODLANDS AOA

95-225 Waikalani Drive

Mililani, HI 96789

BOARD OF DIRECTORS MEETING MINUTES

Thursday, January 19, 2023 –6:30 P.M.

CALL TO ORDER

President Jim Guzior called the meeting of the Board of Directors to order at 6:31 p.m.

ESTABLISH A QUORUM

A quorum was established.

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

Members Absent: Alan Kuyatt/Treasurer; Phil Sunada/Director; Cyril Washington/Director

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 November 17, 2022. Copy is attached.

TREASURER'S REPORT AND PRESIDENT'S REPORT

President Guzior provided the most recent figures. As of November, 2022 our operating cash was \$481,386, reserves were \$2,839,481 for a total cash and reserves of \$3,320,867. Delinquencies are down, the lowest in years. Vice President Kobashigawa motioned for the financials for November 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 the plumbing inspections still ongoing, 91% have been completed with 21 units left to inspect; brush has been cleared for when the shipping container will arrive; there were having challenges with elevator mod notifications being last minute; funds received from BOW, need to determine distribution.

LANDSCAPE COMMITTEE'S REPORT

None at this time.

SECURITY REPORT

None at this time.

STANDING COMMITTEE REPORTS

None at this time.

UNFINISHED BUSINESS

- A. **FIRE LIFE SAFETY EVALUATION**– Nothing new.
- B. **EV Station Proposal and Policy** – Still researching.
- C. **2023 Annual Meeting** – Reminder it will be on March 24, 2023. Registration begins at 6pm.

- D. **Posting on TownSquare** – It was brought up that the document amending the erroneous \$100 deductible hasn't been uploaded to TownSquare, a request was made to correct this. Dwight Gilman and April Padello will upload this.

- E. **Additional items not on TownSquare** – a request was made to post the section of the House Rules that dealt with the wearing of masks during the pandemic.

HOMEOWNER'S FORUM: At 6:32 pm a Homeowner's Forum was held. Comments and questions included: Unit that sustained \$10K in water damage in Feb 2022 is still waiting for funds, unable this whole time to use their kitchen (funds were received in mid Dec from BWS, many units involved, need to determine distribution); C Building complaining about a lot of noise and filth, are new residents advised of House Rules?; short handed on maintenance and security; trash can been gone from C picnic area, will it be returned?; why have the maintenance fees gone up \$45?; complaint about security and hired accountants; was spalling completed?; when will tree trimming be completed?; possible to obtain heating element for pool so it can get more use, cost is less than \$2K

NEXT MEETINGS

The next Board of Directors meeting will be the Annual Meeting, to be held on Friday, March 24, 2023 at 6:30pm. Registration begins at 6pm, and location will be by the pool/rec area.

EXECUTIVE SESSION

At 8:00 pm the board meeting ended and the Board of Directors entered an Executive Session. After much discussion, the Board requested PM Padello to work with insurance agent Sue Savio, and Christopher Goodwin (legal counsel on the BOW claim) and authorized the distribution of the insurance settlement payment to the indicated units based on Sue Savio and Christopher Goodwin's determination.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:30 p.m.

Submitted by:



Carole Amrhein
Recording Secretary

Attachments:

Copy of Board of Director's Meeting Minutes dated 11/17/22

WAIKALANI WOODLANDS AOA

95-225 Waikalani Drive
Mililani, HI 96789

BOARD OF DIRECTORS MEETING MINUTES

Thursday, November 17, 2022 –6:30 P.M.

CALL TO ORDER

President Jim Guzior called the meeting of the Board of Directors to order at 6:33 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 Vice President Kobashigawa, the board unanimously approved the minutes of the Board of Directors meetings of September 22, 2022. Copy is attached.

TREASURER'S REPORT AND PRESIDENT'S REPORT

President Guzior provided the most recent figures. As of October, 2022 our operating cash was \$512,950, reserves were \$2,813,432 for a total cash and reserves of \$3,326,382. Upkeep is being done around the property by painting the cat walks. The cost is \$12K per building and work is beginning at A building. Two units have recently sold for over \$500K. Vice President Kobashigawa motioned for the financials for September 2022 and October 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 the plumbing inspections which were 50% done at this time. We should reach 100% completion in 6 – 7 weeks. FLS evaluations still ongoing; seeking bids for doing spalling in the garages; pressure washing at buildings; pool out of commission (leaking pump); experiencing leaks at A and D buildings.

LANDSCAPE COMMITTEE'S REPORT

None at this time, but it was noted that cut trees in the future need to be hauled away.

SECURITY REPORT

Phil Sunada noted that it's been challenging to bring new guards on board but they are still trying. A discussion was held regarding the difference between criminal vs civil infractions.

STANDING COMMITTEE REPORTS

None at this time. A member of the committee no longer lives at WW. It was noted that the screen designs approved by the board several years ago are available for those owners who want them installed.

UNFINISHED BUSINESS

- F. **FIRE LIFE SAFETY EVALUATION**– It was noted that as of August 2022, only 20 properties received a passing scores. It is believed that the deadline to be in compliance is 8/31/2025, though this could be once again extended.
- G. **EV Station Proposal and Policy** Hawaii Energy was contacted and it is thought they can help with rebates to offset the cost (about 50%).

NEW BUSINESS :

- A. **2023 BUDGET AND RESERVE STUDY** – A motion was held to approve the 2023 budget and increase the maintenance fees by 8.34%. Unanimously approved.
- B. **2023 Annual Meeting** – It was decided to hold it on March 24, 2023.
- C. **Posting on TownSquare** – It was brought up that the document amending the erroneous \$100 deductible hasn't been uploaded to TownSquare, a request was made to correct this.
- D. **Additional items not on TownSquare** – a request was made to post the section of the House Rules that dealt with the wearing of masks during the pandemic.
- E. **Request to update a House Rule** - Section 9(L) should be changed to remove the word “unenclosed” so that cigarette smoke that enters a neighboring unit should be fined to the originating unit.

HOMEOWNER'S FORUM: At 7:12 pm a Homeowner's Forum was held. Comments and questions included: Do we still have a treasurer, still waiting to hear what contracts are outstanding as of the end of 2022 and what will be passed on to next year; are tree trimmers coming back (not for the rest of this year); comments made about the appearance of the rec area kitchen, that it could look more tidy, consider painting cabinets; chickens spotted at A building, wanted to know if there were rules about relocating them (City & County permits the shooting of wild fowl, but caution needs to be taken about kids being too close); trash can at A building's garage taken away, can it be brought back, or can a camera be installed to catch people who abuse it.

NEXT MEETINGS

The next Board of Directors meeting will be held on Thursday, January 19, 2023 at 6:30pm. Location will be by the pool/rec area.

EXECUTIVE SESSION

At 7:51 pm the board meeting ended and the Board of Directors entered an Executive Session. During the Executive Session, the board ratified increasing the monthly contract amount to Carol Milsop to \$600 per month, as detailed in the 2023 budget.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:30 p.m.

Submitted by:



Carole Amrhein
Recording Secretary

Attachments:

Copy of Board of Director's Meeting Minutes dated 9/22/22