

Lahaina Residential Condominiums
Board of Directors Meeting Minutes

May 29, 2014

Members Present:

Kent Knowley, President
Bruce Baum, Vice President (by phone)
MaryAnn McNew, Secretary
Paul Ratterman, Director

EXCUSED:

Jerry Scheltens, Treasurer

OTHERS PRESENT:

Rod Quam, Management Agent
Joel Vitt, Quam Management Agent
Kaz Yamonoha, Resident Manager
Anne McCoy, Unit 219
Joan Warner, Unit 105

President Kent called the meeting to order at the BBQ area 4:15. Kent asked for a motion to approve the previous meeting minutes. Paul questioned the part about landscaping or fencing on the north side of the property. Rod suggested rewording minutes to read "North side fencing hedge and trees to create a visual barrier". Rod asked Kaz to look into what type of plants we should use. Kaz mentioned the yellow bells at the entrance are poisonous. Bruce had a question regarding the smoking issue at the bbq but will discuss later.

MOTION TO APPROVE: Bruce (as amended)

SECOND: Paul

AYE: 4. **NAY:** 0. **VOTE:** Unanimous. Motion carries.

OFFICERS REPORT: None.

MANAGERS REPORT: Kaz said parking lot has been completed and he painted the curbing and stops except for a 3 foot area that was cut out for sprinkler repair, which they will come out and repair later. Unit 216 has been rented out which is the last AOA owned rental. Joel reported there are still some spots that still look wet but will go away. The coating should be good for 10 years. Joel said the neighbor at Front Street Apt. have been complaining about the big tree in the corner of north side saying the tree is on our side, which has been a debate for some years. It damaged the solar panels and they went up and trimmed it 3 months ago. They threatened to send us a bill but have not as yet.

TREASURERS REPORT: Rod said unit 216 was rented out and we have two units in escrow, unit 210 and unit 202 that is closing at a record high. Rod said through April we are \$263 under budget and YTD we are \$3,438 under budget. We have \$445,939 in reserves. We still need to payout for the parking lot job of \$31,000 so we will still be in good shape with over \$400,000 in reserves and \$268,000 in cash right now and we might want to put some of that into a CD.

Rod had a meeting with Chuck Yeaman and he is going to ask BOH if they are interested in the loan and if not he and Rod are going to look into FHB refinancing it for us. The Capone's in unit 128 is in the process of foreclosure.

OLD BUSINESS: Kaz said the fence between the Seaman's hospital is made of chicken wire and bushes and needs a fence.

Joel had a conversation with the HI Dept. of Health and they were in agreement that since it was private property there are no laws being broken. MaryAnn gave Rod an email from 2011 Board of Directors where they met with consul and management regarding smoking and it was decided by the Board to ban smoking in the common areas. Kaz said everyone smokes on the short wall surrounding the area. Joel said that since it was decided by the Board it should be enforced, but this Board would have to agree to ban smoking within 20 feet of the common area and that would be hard for Kaz to enforce. (MaryAnn said she gives up arguing about it.) Joel said one of the owners suggested we upgrade the pool sign.

The next meeting will be August 21, 2014.

The meeting adjourned at 4:50 pm.

Minutes submitted by MaryAnn.