

WAIKALANI WOODLANDS AOA
95-225 Waikalani Drive
Mililani, HI 96789

MEETING OF THE BOARD OF DIRECTORS MINUTES
Wednesday, May 22, 2025 –6:30 P.M.

CALL TO ORDER

The Board of Directors meeting was called to order at 6:30 p.m. by Vice President Shara Chapek.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Shara Chapek/Vice President; Isaiah Walters/Treasurer; Carole Amrhein/Secretary;
Noelle Aiono/Director; Miriam Neuman/Director

Members Absent: Merle Kobashigawa/President

By Invitation: Bert Neuman, Resident Manager
Christian Arciaga, Hawaiian Properties

APPROVAL OF MINUTES

Secretary Amrhein motioned the approval of the minutes of the Board of Directors meetings from December 4, 2024; February 5, 2025 Special Meeting; March 21, 2025 Annual Meeting and March 21, 2025 Organizational Meeting. Approved unanimously.

TREASURER'S REPORT

Treasurer Isaiah Walters presented the Treasurer's Report, which is attached as a separate document. Secretary Amrhein motioned to approve along with the financials from December 2024, January, February, March and April 2025, subject to audit. Approved unanimously.

PRESIDENT'S REPORT

None at this time.

RESIDENT MANAGER'S REPORT

Bert Neuman was introduced as the new Resident Manager, and presented his report, copy attached.

SECURITY COMMITTEE REPORT

Security issues were covered in the Resident Manager's report.

UNFINISHED BUSINESS

1. **Fire Life Safety Evaluation:** Initial bid for Fire Alarm was around \$3M. Native Tech sought additional bid that came in at \$1.7M.
2. **DWV "Drain Waste Vent" project update:** Addressed during the Treasurer's Report.
3. **Douglas Engineering:** Defer until next meeting.
4. **Bridge Contract:** Kai Hawaii reported condition looked good, can get a Weight Rating.
5. **CTA Filing:** No update at this time.
6. **Spall/PT Cable Project Update:** Permits being submitted.
7. **C Building Roof Replacement:** Anticipated cost to be \$180K, but first estimate came in at \$350K. Additional bids being sought.
8. **Albizia Tree Management:** Cost for tree removal at B and C buildings (large fallen branch) are \$73K, \$75K budgeted. Need to develop a plan for tree management.

9. **Camera Updates:** Addressed in Treasurer's report.
10. **C Elevator Rust Abatement:** Anticipate owing \$17,280 for rust abatement at C building, unsure when this will take place.

NEW BUSINESS

1. **Appointment of New Board Member:** Treasurer Walters nominated Vic Ramos to serve as a board member. Approved unanimously.

OWNER'S FORUM

An owner's forum was held. Comments included but not limited to: delinquency notices being unnecessarily and erroneously sent; one of the owners is a member of the neighborhood board, can be relied on to report to the board and owners of any updates, also can relay any concerns of the owners; native plants to be replaced at A building, hopefully beginning next week; Yes votes for exterior cameras around property; new owners with dogs should be made to understand lanais are not kennels; questions about the DWV project loan, if owners prepay will their maintenance fees reflect this; landing by A building has black mold; railings need to be cleaned; someone is stealing the doggy bags; complaints that fees cited to units breaking house rules regarding loud pets don't seem to correct the behavior, AOA needs to tweak house rules to be more strict; need more signage regarding safety around the pool (RM stated this was being addressed along with other safety measures); are rhinoceros beetles being treated; unit in A building has rowdy and loud kids living there sometimes unsupervised.

At 8:34 p.m. the regular portion of the board meeting ended.

EXECUTIVE SESSION

None held.

NEXT BOARD OF DIRECTORS MEETING

To be determined.

ADJOURNMENT

The Board of Directors Meeting ended at 8:34 p.m.

Submitted by:



Carole Amrhein / Recording Secretary

Attachments:

Board of Director's Meeting Minutes dated 12/4/2024 (minutes from the 2/5/25 are **not** included since they were Special Board Meetings which were held as Executive Sessions)
Annual Meeting Minutes dated 3/21/2025
Annual Meeting Organization Meeting dated 3/21/2025
Treasurer's Report presented by Isaiah Walters dated 5/22/2025
RM Report dated 5/22/2025