

WAIKALANI WOODLANDS AOA

95-225 Waikalani Drive
Mililani, HI 96789

MEETING OF THE BOARD OF DIRECTORS MINUTES

Wednesday, August 28, 2025 –6:30 P.M.

CALL TO ORDER

The Board of Directors meeting was called to order at 6:30 p.m. by President Merle Kobashigawa.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Merle Kobashigawa/President; Isaiah Walters/Treasurer; Carole Amrhein/Secretary;
Noelle Aiono/Director; Miriam Neuman/Director; Vic Ramos/Director

Members Absent: Shara Chapek/Vice President

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

APPROVAL OF MINUTES

President Kobashigawa motioned to approval the minutes of the Board of Directors meetings dated May 22, 2025 (Regular Board Meeting) and June 24, 2025 (Special Meeting). Approved unanimously.

TREASURER'S REPORT

Treasurer Isaiah Walters presented the Treasurer's Report, which is attached as a separate document.

President Kobashigawa motioned to approve along with the financials from May, June, and July 2025, subject to audit. Approved unanimously.

PRESIDENT'S REPORT

President Kobashigawa gave a brief report, to state that he signed off on the loan for the Drain/Waste/Vent project, and added that a Town Hall meeting regarding the project will be held on September 30th 2025 at 6:30 P.M. at the pool/rec area for owners of the C and D buildings. Owners who live in A and B buildings are welcome to watch the meeting via Zoom.

RESIDENT MANAGER'S REPORT

Bert Neuman presented the Resident Manager's Report. Items discussed included the stopped up sewage at A building, caused by 20 ft of "flushable" wipes (do NOT flush these); 2 permanent Security guards hired; activities by Board of Water Supply caused the pipe between C & D building to pop off the pressure regulator; the stairs on top of the C building need to be repaired first before work can start on the roof; in July the plumbing in the trash rooms were repaired; lights along building walkways are being replaced with LED; the RM unit's restoration is now complete; the bulk trash collection cleared out all the excess trash but a long term solution is needed; tree branches are being cleaned up; trapping feral chickens; 5 of the 7 trash chute doors have been replaced (the chute doors need to close in order to be fire rated, reminded that 13 gallon trash bags are only allowed; discussed that the dumpsters we have have lids and we should have a different style for the trash rooms; working on an option for residents to be able to clean their screens; we need options for electronics disposal; there were a couple thefts in the C/D garage, a motorcycle and tools (cameras were down during that time).

SECURITY COMMITTEE REPORT

Security update was covered in the Resident Manager's report.

UNFINISHED BUSINESS

1. **Fire Life Safety Evaluation:** Ongoing.
2. **DWV "Drain Waste Vent" project update:** There will be a Town Hall Meeting on September 20, 2025 at 6:30 P.M. at the pool/rec area for owners in the C and D buildings. Owners from A and B Buildings can join via Zoom. Details to come.
3. **Douglas Engineering:** Ongoing.
4. **Bridge Contract:** Ongoing.
5. **CTA Filing:** Table.
6. **Spall/PT Cable Project Update:** Ongoing.
7. **C Building Roof Replacement:** Ongoing.
8. **Albizia Tree Management:** Ongoing.
9. **Camera Updates:** Ongoing.
10. **C Elevator Rust Abatement:** Completed.

NEW BUSINESS

1. **2026 Budget:** Treasurer Walters motioned and Secretary Amrhein seconded to approve the budget for 2026. Approved unanimously.

OWNER'S FORUM

An owner's forum was held. Comments included but not limited to: irrigation system not working, will it be fixed; blowing leaves in the garage to begin soon; RM wants to plant bouganvillias, suggestion to plant trailing variety (no need to cut grass around them); RM and volunteer to work on getting back Waikalani Drive from current owner; more rat traps needed; D building garbage room doors are in serious disrepair; should we have motion detector lights for the garage and garbage rooms; who oversees when work is done by contractors around the property; why are the lights on in the garage all the time (to accommodate the bottom level, where it is dark much of the time and all the lights are on the same circuit).

At 8:25 p.m. the regular portion of the board meeting ended.

EXECUTIVE SESSION

Following the conclusion of the regular portion of the board meeting, the Board of Directors adjourned to go into Executive Session to discuss legal matters pertaining to the AOA.

NEXT BOARD OF DIRECTORS MEETING

To be determined.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:12 p.m.

Submitted by:



Carole Amrhein / Recording Secretary

Attachments:

Board of Director's Meeting Minutes dated 5/22/2025 (minutes from the 6/24/25 are **not** included since they were Special Board Meetings which were held as Executive Sessions)
Treasurer's Report presented by Isaiah Walters dated 8/28/2025