

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

- A. **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.

- B. **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

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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
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 August 18, 2022. Copy is 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 :

- F. **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