

WAIKALANI WOODLANDS AOA

95-225 Waikalani Drive

Mililani, HI 96789

BOARD OF DIRECTORS MEETING MINUTES

Thursday, April 20, 2023 –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; Isaiah Walters/Treasurer; Carole Amrhein/Secretary; Amy Herbranson/Director; Phil Sunada/Director

Members Absent: Tony Goodrum/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 January 19, 2023 and March 24, 2023. Copy of January 19, 2023 minutes is attached.

TREASURER'S REPORT

Isaiah Walters provided the most recent figures. As of March, 2023 our operating cash was \$212.7K, and the total cash and reserves were \$2.9M. A couple CDs were rolled over with favorable rates. Spalling expenses are over budget and is something that will be looked into. Secretary Amrhein motioned for the financials for December 2022, January 2023, February 2023 and March 2023 to be accepted subject to audit. Unanimously approved.

PRESIDENT'S REPORT

Jim Guzior presented a brief President's Report, to share that once the inspections take place in the A building on April 26th and 27th, the elevator modification project will be complete for Waikalani Woodlands.

RESIDENT MANAGER'S REPORT

Dwight Gilman presented the Resident Manager's report. Items discussed included the plumbing inspections (completed, the reports will be sent to the owners soon); pressure reducing valves will be installed as soon as the parts arrive but there will need to be planning with trench digging and water shut offs (maybe around August?); BWS claims have been paid to the remaining victims; plans are to proceed to repair the remaining unit in A building that experienced leaking from the roof repair; still determining the best type of door for the container to house the carts and where best to place them (currently considering on the side); researched solar water heater for the pool, 1 bid so far for \$11,388; 2 trees fell by D building due to excessive rain; researching cleaning robot for the pool; researching TracSafe paint for slippery areas; trash bins will need replacing due to wear and tear. A discussion followed the presentation with a request for Dwight to forward the plumbing inspection reports to April, so she can distribute them to the owners with a cover letter with the specifics for getting any needed repairs.

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**– A 4th bid has come in from Jake Johnson of Hale Partners. Being reviewed.
- B. **EV Station Proposal and Policy** – Hawaii Energy came out to the property and said they could perform the job. Still researching specifics.
- C. **Amendment to House Rule 9L**—It was suggested to remove the word “unenclosed” from the section dealing with smoking on one’s lanai. Some residents have a screened lanai and believe it to be enclosed enough and therefore okay to smoke there, which leads to smoke bothering their neighbors. The revised sentence will read: *“Be aware that smoking on walkways and lanais may affect your neighbors’ use of their lanai. A \$50 dollar fine will be assessed for each violation.”* Approved.
- D. **2024 Annual Meeting** –March 22, 2024.

HOMEOWNER’S FORUM: A Homeowner’s Forum was held. Comments and questions included: Can we get a recycling program at WW? (tried, too expensive); concerns about potential increases to our insurance, will pipe sleeving help; discussion about where our insurance claims were concentrated (failing water heaters and toilets, not so much pipes inside the walls); discussion about legislation being developed to allow condo properties to include fire safety improvements within the categories of repairs and maintenance (Senate Bill 855, SD 1); witnessing of our trash bins being mishandled by the trucks; purchase of pool robots sound like a good idea; questions about changing style of jalousies and should we get individual meters for measuring water use.

NEXT MEETINGS

The next Board of Directors meeting will be held on Thursday, July 20, 2023 at 6:30pm. Location will be at the pool/rec area.

EXECUTIVE SESSION

At 7:53 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 9:00 p.m.

Submitted by:



Carole Amrhein
Recording Secretary

Attachments:

Copy of Board of Director’s Meeting Minutes dated 1/19/23

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