

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

BOARD OF DIRECTORS MEETING MINUTES
Thursday, July 20, 2023 –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; Isaiah Walters/Treasurer; Carole Amrhein/Secretary; Phil Sunada/Director

Members Absent: Amy Herbranson/Director; Tony Goodrum/Director

By Invitation: Dwight Gillman, Resident Manager
Naomie Ramos, Hawaiian Properties

APPROVAL OF MINUTES

On the motion of Secretary Amrhein, the board unanimously approved the minutes of the Board of Directors meetings of April 20, 2023. Copy attached.

TREASURER'S REPORT

Isaiah Walters provided the most recent figures. As of June, 2023 our total cash and reserves were \$2.7M. Of this amount, \$1.2M is in interest bearing accounts at rates of around 4.5%. The remainder are in low interest bearing accounts. In other news, our spalling expenses were over budget, so we are seeking a new contractor. We are also having to consider our plans for the Fire Life Safety (FLS). The latest deadline is 2030. Financials for April, May and June to be accepted subject to audit.

PRESIDENT'S REPORT

Jim Guzior presented a brief President's Report, to share that Junior has started to paint the walkways at A building with a non-skid surface. Cost will be approximately \$12K per building. It was determined that we were overcharged for spalling by approximately 30%.

RESIDENT MANAGER'S REPORT

Dwight Gilman presented the Resident Manager's report. Items discussed included spalling still needs to be done, looking for a new contractor; Hale Partners repaired the trash chute area at A building; delaying painting, otherwise cannot see spall problems; pressure valve installation went well, some minor problems afterwards, not sure if they were due to the installation of the pressure valves; need to enclose the pressure valve at A building to prevent vandalism; chickens being reduced; pricing for pool warmer more expensive than hoped; still waiting for more solid doors to be available to units needing to replace their front hollow doors.

LANDSCAPE COMMITTEE'S REPORT

None at this time.

SECURITY REPORT

It was asked if the ad was still running on Craigslist for guards, and since it was not it was requested to place it again. Also, Help Wanted posts for security (and maintenance) will be put on the WWAOAO FB page. Director Sunada will contact some local companies to determine whether this might be an option for us. It was asked if retired policemen could be an option for us and it was stated that we have looked into this as well.

STANDING COMMITTEE REPORTS

None at this time.

UNFINISHED BUSINESS

- A. **FIRE LIFE SAFETY EVALUATION**– Alarms for units are estimated between \$1.5 and 3.0M. Since it is most likely that sprinklers will be mandated, we won't need the alarms. Details are still being discussed. Current deadline is 2030. It was also brought up that lithium batteries can cause a fire hazard.
- B. **EV Station Proposal and Policy** – Tabled until we get owner approval.

UNFINISHED BUSINESS

- A. **RESERVE STUDY PROPOSAL**– Proposals to come in, then hire one ASAP.
- B. **HALE PARTNERS A BUILDING SPALL REPAIR** – Motion was made for the board to approve Hale Partners to perform spall repair work at the outside of A building's trash room area. Approved unanimously.
- C. **HALE PARTNER'S INVOICE**—Motion was made for the board to approve payment to Hale Partners Invoice #2265 in the amount of \$9,731.34 for spall repairs made to the outside of A building's trash room. Approved unanimously.
- D. **HAWAIIAN TELCOM BULK RENEWAL PROPOSAL** –Motion was made to approve the Hawaiian Telcom bulk renewal proposal. Agreement term will be 5 years. Approved unanimously.

HOMEOWNER'S FORUM: A Homeowner's Forum was held. Comments and questions included: do we have rules in place for ornamental lights that are on lanais?; trees that have been chopped down above A building have tumbled into the stream, who is responsible to clear them out?; new dogs in A building, are they registered?; December 2020 leak claim still not settled; plumbing repairs forward to RM; what is the ratio of owners vs renters (about 50/50); do we have an aesthetic plan in place; can leaf blowers be set to a schedule so not to interfere with those working at home with Zoom calls, etc.; who is a good vendor for work on jalousies; pool not available, water too cold, what is the status on installing a warmer; do we do email blasts?; what are the various ways of communication with the community.

NEXT MEETINGS

The next Board of Directors meeting will be held on Thursday, October 19th, 2023 at 6:30pm. Location will be at the pool/rec area.

EXECUTIVE SESSION

At 8:33 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 8:33 p.m.

Submitted by:



Carole Amrhein
Recording Secretary

Attachments: Copy of Board of Director's Meeting Minutes dated 4/20/23

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