

## **WAIKALANI WOODLANDS AOA**

95-225 Waikalani Drive  
Mililani, HI 96789

### **MEETING OF THE BOARD OF DIRECTORS MINUTES**

Wednesday, February 7, 2024 –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; Phil Sunada/Vice President; Isaiah Walters/Treasurer; Carole Amrhein/Secretary; Amy Herbranson/Director; Shara Chapek/Director

Members Absent: Noelle Aiono/Director

By Invitation: Dwight Gillman, Resident Manager  
Christian Arciaga, Hawaiian Properties

#### **APPROVAL OF MINUTES**

Secretary Amrhein motioned, and Treasurer Walters seconded the approval of the minutes of the Board of Directors meetings from October 26, 2023, and November 22, 2023 Special 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 October, November and December 2023 subject to audit. Treasurer Walters seconded. Approved unanimously.

#### **PRESIDENT'S REPORT**

Discussion commenced with Sage Water and the recent test results of the condition of our pipes. One set was tested from each building. Since our property is approaching 50 years, it is time to plan to replace the pipes (wastewater, incoming water and venting). When asked about pricing, Sage stated that in 2014, the average cost per unit was \$28K. It is thought that cost today will be at least \$35K, and perhaps more. It was asked if the pipes could be resleeved, and it was not recommended because the resleeving could be ripped up when snaked. The timeline to actual work is around 18 months, because we need to first obtain approval by the majority of the owners, get the necessary permits and get plans prepared. It was also mentioned that the codes for toilets have changed, and the requirement is now to have 1.3-gallon flush toilets installed. Another big question is whether to get sprinklers installed at the same time. The AOA has had differing opinions on whether our property needs them, since we are open walkway and most of the walls are concrete. The insurance agent is stating we need them and that they will be required by 2038. More discussion is needed before deciding on whether the sprinklers should be included at this time.

#### **RESIDENT MANAGER'S REPORT**

Dwight Gilman gave his Resident Manager's Report. He reminded owners that the Annual Meeting is coming up on March 22, and everyone should send in their proxies so that we can reach quorum and hold the meeting. Dan Does Plumbing is performing repairs and follow up is needed on those who either didn't do repairs, or didn't have the inspections, period. We have a full staff with 4 crew, and 3 security guards.

#### **SECURITY COMMITTEE REPORT**

Vice President Sunada announced he is relinquishing responsibility from this position.

## **UNFINISHED BUSINESS**

1. **Fire Life Safety Evaluation:** We are to continue with the small work such as replacing emergency lights. Also to determine where we stand with needing sprinklers.
2. **EV Charging Station:** Table for now.
3. **Reserve Study Proposals:** The next Reserve Study will be a Level 3. Every 3 years we need to do a Level 1 Study.

## **NEW BUSINESS**

1. **Sage Water Test Results:** Discussed earlier, under President's Report.
2. **Swing Set Replacement:** Need to research first, exactly what is needed to install.
3. **Reserve Study Review:** Since we have determined the repiping project needs to occur, our new required amount to fund our reserve is \$11M. The shortfall (approximately \$7.3M) is comprised of \$5M in anticipated repairs if we don't do the repiping, and the additional \$2M for the Fire Life Safety Alarm.
4. **Rainbow Roofing Payment:** Secretary Amrhein motioned to ratify payment made to Rainbow Roofing in the amount of \$73,819.60 for work done on A building's roof. Approved unanimously.
5. **First Insurance Payment:** Secretary Amrhein motioned to ratify payment made to First Insurance in the amount of \$8,587 for the Umbrella Policy. Approved unanimously.

## **OWNER'S FORUM**

An owner's forum was held. Comments included: why did security knock on unit for music being played; smells from marijuana observed; should we consider making the property no-smoking; EV Charging rebates still available; difficulty scheduling to get plumbing repairs done; tankless water heaters being used? Yes, but an electrician is needed, too; do we need a motion detector light by A building's trash room, since people are leaving trash outside; gamer in A building still making noise; A107 dog barking excessively; water shut off in C building done at last minute, not enough notification time, afternoon guard did not post notices and left them for the night shift guard; owner asked to be reimbursed \$200 for debris in toilet; can T pipes be replaced by Sage Water? No, because the re-piping project won't start until at least 18 months-if T pipe needs replacing, do it now; complaint that HTC signal is spotty; lines in CD garage need repainting; purse snatcher still lives here, is a renter, can we notify the owner.

## **EXECUTIVE SESSION**

At 9:28 p.m. the board meeting ended, and the Board of Directors entered into an Executive Session.

## **ADJOURNMENT**

There being no further business, the Executive Session adjourned at 10:28 p.m.

Submitted by:



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Carole Amrhein / Recording Secretary

Attachments:

Copy of Board of Director's Meeting Minutes dated 10/26/2023 and 11/22/2023

Treasurer's Report presented by Isaiah Walters dated 2/7/2024

**Treasurer's Report Presented by Isaiah Walters  
February 7, 2024**

Operating Account \$74, 636 -Need to increase this over \$300,000

Reserves at \$2,343,079

**Total - \$2,417,716**

**Interest Bearing Accounts**

\$866,722 in CDs at 3.1% Average Interest

CD Renewals in February and March already signed

\$1,476,356 in Savings/MM at Average 1.42% Interest

Average Total Interest at 2.2% Netting \$4300 month

**Money owed to the Association:**

\$76,612 in delinquencies owed

\$50,000 owed on assessed insurance claim for B301 water heater failure

\$14,000 in un-charged chargebacks for water damage repair paid by Association

\$5,000 in overcharge by HP for Admin and Supply services

**Big bills we have paid since last meeting:**

\$78,000 to A building Rainbow Roofing

\$32,000 for A and B Building Tree removal - \$28,000 + \$5200

\$91,000 to Kone for final retention fee

\$360,000 toward our Master Insurance Policy + \$12,000 for Workers Comp for 2024

\$11,000 and \$3,000 in "Admin Services and Supplies"

**Big Bills we will owe:**

One more payment on our \$457,000 insurance bill at \$88,000

\$16,000 - Sagewater Pipe Assessment

\$23,000 to Kone after they show their work

\$30,000 to \$100,000 for rust abatement depending how Kone plays out

\$30,000 to Kurihara for Trash Chute

**2024 Capital Projects (From our \$2.3M Reserves):**

Spall Repair budgeted at \$980,000

Spall Assessment and Permitting - \$60,000

Electrical Upgrades/ Golf Cart Shack - \$65,000

**Bills we may owe:**

\$20,000 Ford Ranger is on it's last legs?

\$18,000 for a Swingset?

\$73,000 for Tree removal at B and C Building?

**Reserve Study Breakdown**

Prior to 2023 Fully Funded Reserve was \$3.7M

2023 Reserve Study Requires \$11M

We are at \$2.4M or about 22%

Where did the \$7.3M shortfall come from?

Major Changes are \$5M estimate for Major Plumbing Repairs if we do not do a re-pipe

\$2M for Fire Life Safety upgraded Fire Alarm.