

**WAIKALANI WOODLANDS AOA**

95-225 Waikalani Drive

Mililani, HI 96789

**BOARD OF DIRECTORS MEETING MINUTES**

Thursday, October 26, 2023 –6:30 P.M.

**CALL TO ORDER**

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

**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 (arrived late); Shara Chapek/Director; Noelle Aiono/Director

Members Absent: None

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

**APPROVAL OF MINUTES**

On the motion of Secretary Amrhein, the board unanimously approved the minutes of the Board of Directors meetings of July 20, 2023, August 3, 2023 and September 14, 2023. Copies of July 20, 2023 and September 14, 2023 minutes attached.

**TREASURER'S REPORT**

Treasurer Walters provided the most recent figures. As of September, 2023 our total cash and reserves were \$2.681M. Of this amount, \$90K will be a final payment to Kone, which will be offset by a \$8900 credit from them. WWAOAO receives \$1K - \$1.5K/month in interest income. We are limited in where we can invest since it has to stay in Hawaii. \$28K/month is going to the reserve. Secretary Amrhein motioned to approve the financials, subject to audit. Approved unanimously.

**PRESIDENT'S REPORT**

President Kobashigawa presented a brief President's Report, to share that we are 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. Plumbing inspection letters to go out. Solid wood front doors (needed in C and D buildings) can be ordered from places like Mac Products; exterior inspections to begin; vertical pipe cleaning to begin; rails, painting, striping; FLS plan; work on D building trash chute; grounds irrigation repair; new guys look promising.

**LANDSCAPE COMMITTEE'S REPORT**

None at this time.

**SECURITY REPORT**

Vice president Sunada stated he was stepping away from security matters for the time being.

**STANDING COMMITTEE REPORTS**

None at this time.

**UNFINISHED BUSINESS**

- A. **FIRE LIFE SAFETY EVALUATION**– City & County forcing condos to get to code. Bids received. Discussed sprinklers, and exterior lights that need to be fixed.
- B. **EV Station Proposal and Policy** – After some discussion, it was decided to table this for now. We are still exploring how to set up a station to charge the carts as they are stored. We need quotes from an electrician. This would be a capital expense for 2024.

#### **NEW BUSINESS**

- A. **SPALL ASSESSMENT**– Dwight Gillman and Ike Walters spoke with Andy Stouppe of Struktura Engineers to discuss the condition at WWAOAO. Noted that bridges also need to be tested for weight. Reviewed bids from WJE, Mike Smith, Hale Partners and Struktura (all referred by HCCA). Treasurer Walters motioned to hire Struktura Engineers LLC. Approved unanimously.
- B. **2024 BUDGET APPROVAL** – Treasurer Walters motioned to approve an increase in the amount of 9.35% to the 2024 Budget. Vice President Sunada seconded. Approved unanimously.
- C. **PIPE CONDITION ASSESSMENT**– Treasurer Walters motioned to hire Sage Water (recommended by HCCA) to perform an assessment of the condition of the pipes around the property. One sample to be taken from each building. President Kobashigawa seconded. Approved unanimously.
- D. **ELEVATOR CONTRACT APPROVAL**–Ryan Nishimoto of TKE spoke to the board and owners about their company. He worked for Kone for 16 years and said the new equipment is easy to work with. Dwight and his crew could be trained on deciphering codes, to know when to call TKE and reduce unnecessary emergency calls. Full maintenance contracts cover everything except natural disasters such as earthquakes, etc. He recommended that WWAOAO opt for at least monthly maintenance.
- E. **STIHL BGA 300 BLOWER PURCHASE** – Treasurer Walters motioned to pay \$3600 for a Stihl BGA 300 blower which is quieter and weighs lighter than what is currently being used. Secretary Amrhein seconded. Approved unanimously.

**HOMEOWNER'S FORUM:** A Homeowner's Forum was held. Comments and questions included: can the property be made more aesthetically pleasing; can Chris Goodwin send a letter to compel Oahu Solutions to fix the street lights; pool interior lights not working, need to shut down pool at dark; smoking area around A building's bridge too noisy; A404 has been renovated, but empty yet people have been using its parking stalls; inside stairwells need to be cleaned; Smokies need to be emptied more often, twice a week perhaps; we should only have indigenous plants and trees on the property, and cut down what is not needed; El Niño approaching, we should explore better ways to water grounds; it's an architectural flaw that the doorways are so tall, can we adopt a different style, put a wall over the doorway to make it standard size; why does Security wait for a noise complaint before issuing a citation; bird feces on exterior stairwell of A building, odd side.

#### **NEXT MEETINGS**

The next Board of Directors meeting is to be determined.

#### **EXECUTIVE SESSION**

At 9:00 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 9:38 p.m.

Submitted by:



---

Carole Amrhein  
Recording Secretary

Attachments: Copies of Board of Directors Meeting Minutes dated 7/20/2023 and 9/14/23