

**WAIKALANI WOODLANDS AOO**

95-225 Waikalani Drive  
Mililani, HI 96789

**BOARD OF DIRECTORS MEETING MINUTES**

Thursday, June 20, 2019 –6:30 P.M. -- Pool/Recreation Area

**CALL TO ORDER**

President Jim Guzior called the meeting of the Board of Directors to order at 7:25 p.m. following the Homeowners Forum (as described on page 2).

**ESTABLISH A QUORUM**

A quorum was established.

Members Present: Jim Guzior/President; Merle Kobashigawa/Vice President; Larry Lee/Treasurer; Carole Amrhein/Secretary; Phil Sunada/Director; Sophie Kiper/Director; Cyril Washington/Director

Members Absent: None

By Invitation: Casey Paet, Cadmus Properties  
Dwight Gillman, Resident Manager

**APPROVAL OF MINUTES**

On the motion of Director Sunada, the board unanimously approved the minutes of the meeting of January 17, 2019. Copy is attached.

**PRESIDENT'S REPORT**

No report at this time.

**RESIDENT MANAGER'S REPORT**

Dwight Gillman presented the Resident Manager's Report. Topics covered included, but were not limited to: WW continues to experience major leaks which are becoming costly, to the point where the master policy claim was filed for 7 of them. To date, 2 galvanized "T pipes" have rusted through. These types of pipes are supposed to last 40 years, and our property is now 45 years old. Another plumbing inspection is planned for 2020. Other maintenance includes painting slip resistant coating in the lobbies, trenching problem areas near the A building bridge and preparing for the office renovation. Pool usage is up and that has involved needing to shut it down because people have not been using the restroom. Security continues to be a problem with guards not showing up or when they do, untrained guards are being sent. Options are being considered to rectify this. There have been a couple of instances of crime on the property, and police reports were made. Due to the problems with the plumbing, minor projects are on hold until the finances recover, but the property is in good enough condition. Copy attached.

**TREASURER'S REPORT**

Sophie Kiper read a recap of the WW Financial report, which reiterated the condition of the failing pipes at WW, and the fact that many owners are not doing enough to ensure their plumbing is in good condition. As a result, we have had numerous occurrences of leaks that needed swift action. The AOO has had to pay out \$245K quickly to avoid development of mold and could not afford to wait for insurance companies to pay for these invoices. As a result, we have had to use some of the funds ear-marked for reserve projects. We are discussing what procedures should be in place to avoid this going forward. All reserve projects (except for the elevator modification) will be put on hold for a year. Delinquencies have been greatly reduced. We are implementing a policy where a lien will be placed against any unit more than

\$1000 in arrears. We will also be closely tracking delinquencies with cable, parking fines and other House Rules violations. Copy attached.

Casey Paet reviewed other financials. For the month ending April 2019, income received was \$270,114 and expenses were \$172,284. For the month ending May 2019, income received was \$175,764 and expenses were \$163,022. Reserve is \$2,266,649. Copy of financials available in the office.

#### **LANDSCAPE COMMITTEE'S REPORT**

None at this time.

#### **SECURITY REPORT**

None at this time.

#### **UNFINISHED BUSINESS**

- A. House Rules Committee:** Secretary Amrhein provided a report of the House Rules Committee. The committee has been meeting monthly to update the current house rules to remove any ambiguity and make the rules easier to read. Copy of report attached.
- B. Bylaws Committee:** Secretary Amrhein provided a report of the Bylaws Committee. One meeting was held so far. Goal is to ensure the bylaws will reflect correct references to HRS 514B and suggest changes to update the bylaws to current day. Copy of report attached.

#### **NEW BUSINESS**

- A. SB551:** Director Sunada presented a recap of SB551, regarding non-judicial foreclosures. He described several reasons why the AOA would want to have this rule in place to assist us in recovering past due fees on units in foreclosure. Copy attached.

#### **HOMEOWNER'S FORUM**

The Homeowner's Forum started at 6:34 p.m. Topics included, but weren't limited to: question about who owns Waikalani Drive and why the pothole took so long to fix; opposition to SB551; question of what 2019 projects were started and completed, request for update on quick claim deeds; request for monthly financial reports in layman's terms; too much loitering in garage areas in the evening; can residents get more warnings instead of straight to citation; opinion that board of directors aren't doing enough.

At 8:09 p.m., at the conclusion of the Board Meeting and Owner's Forum, President Guzior called for a brief recess before going into the Executive Session.

#### **EXECUTIVE SESSION**

At 8:15 p.m. President Guzior called the meeting into executive session which was approved by the Board.

#### **NEXT MEETING**

The date of the next board meeting is yet to be determined.

#### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:30 p.m.

Submitted by:

---

Carole Amrhein  
Recording Secretary

Attachments:

Copy of Board of Director's Meeting Minutes dated 1/17/19  
Resident Manager's Report  
Treasurer's Report  
House Rules Committee Report  
Bylaws Committee Report  
SB551