

HU'ELANI
BOARD OF DIRECTOR'S MEETING MINUTES
Wednesday August 16, 2023

CALL TO ORDER

The meeting of the Board of Directors called to order at 7:05 p.m. by its President Gerald Denis.

ESTABLISH A QUORUM

Members Present: Gerald Denis, Mark Megna, Alan Yamashiro, Samuel (Sam) Jones, Luella Windisch, Jerry Hidalgo, and Helen Landicho

Member Excused: Robert Tremmel

Member Not Excused:

Present by Invitation: Craig Richter, Vice President, Training Management Executives, Hawaiiana Management Co. and Kellie Mikesell, Site Manager, Hu'elani Association.

APPROVAL OF MINUTES

The Board, by consensus, approved the minutes of Wednesday, June 21, 2023, as written.

TREASURER'S REPORT

- A. Financial Report: The financial report for June 2023 reviewed and accepted subject to audit.
- B. Delinquency Report: Was presented to the Board and discussed.
- C. Investments Report: Was presented to the Board and discussed.

COMMITTEE REPORTS

- A. Communications (Luella Windisch) – Newsletter will be out in July 2023.
- B. Community Events (Mark Megna) – The summer get together will be next Saturday August 26, 2023, from 4 P.M to 6 P.M.
- C. Maintenance/Safety Committee (Kellie Mikesell) – Walked the property with Director Tremmel looking at exterior rock walls. It was noticeable there were large holes in some areas of the stone walls.
- D. Design Committee (Alan Yamashiro) – See “New Business”
- E. Landscape Committee (Jerry Hidalgo) – The fountain pump was replaced. There was a leak in the lateral piping that was replaced. Some Trees were removed. Four sprinklers' heads were broken and replaced.
- F. Recreation Committee (Gerald Denis) – The pool is being used as expected. The pool deck coating was replaced.
- G. Welcome Committee (Samuel (Sam) Jones) – 2 new owners moved into the community.
- H. House Rule Committee – (Samuel (Sam) Jones) – A House Rule Committee was held on July 12, 2023 with Community input. The input from community members will be discussed at the next Board of Director Meeting.
- I. Adjudication (Gerald Denis) – By unanimous consent, Helen Landicho was appointed as Committee Chairperson. There were citations issued for guest parking.

UNFINISHED BUSINESS

- A. Rock Wall: – This item has been deferred until the Board is available to do a walkthrough with the contractor.

- B. Lanai Repair Lot #52: This item has been deferred until the next Board of Director meeting. The proposal from Tropical Builders needs a Certificate of Insurance for liability naming Huelani and Hawaiiiana Management as additionally insured for liability.
- C. Gate Entry System: This item has been deferred until the next Board of Director meeting. The Board asked that this item be removed from the agenda.
- D. Tree Trimming Proposal: On motion of Vice President Megna with a second by Director Landicho the Board unanimously approved the tree trimming proposal from Serenitree Tree Service for \$7,750.

NEW BUSINESS

- A. Board Resignation: On motion of Director Megna and second by Treasurer Yamashiro the Board unanimously approved the resignation of Director Green effective June 29, 2023.
- B. Board Appointment: On motion of Director Windisch and second by Secretary Hidalgo the board unanimously approved Basil Wellington as Director for the rest of term for Leo Green. Basil Wellington will need to run for the Board at the next Annual Meeting.
- C. Design Request Lot #43 Replace Windows: On motion of President Denis and second by Treasurer Yamashiro the board unanimously approved the design request to replace windows, five (5) each.
- D. Design Request Lot #13 Fish (Koi) Pond: On motion of Director Jones and second by Vice President Megna the board unanimously approved having the owner submit a design request for the fish (koi) pond.
- E. AOAO PV System Buyout: On motion of Treasurer Yamashiro and second by Director Windisch the Board unanimously approved not to buy out the PPA for the solar PV system at recreation center.

EXECUTIVE SESSION

At 8:28 P.M., President Denis called for and upon further review, the Board unanimously adjourned into executive session.

At 8:56 P.M., President Denis announced the meeting back in regular session with no items acted on during the executive session.

NEXT MEETING

The next regular Board of Directors meeting is scheduled for Wednesday September 20, 2023, at upstairs Recreation Center at 7:00 P.M.

ADJOURNMENT

There being no further items of business, the meeting adjourned at 8:56 P.M.

Approved by:

Prepared by: Craig Richter, CMCA®, and AMS®
Management Executive
Hawaiiiana Management Company

Board Secretary