

HU'ELANI
BOARD OF DIRECTOR'S MEETING MINUTES
Wednesday September 20, 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, Alan Yamashiro, Samuel (Sam) Jones, Luella Windisch, Jerry Hidalgo, Robert Tremmel (Dept. 8:07 P.M) and Helen Landicho

Member Excused: Mark Megna

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, August 16, 2023, as written.

TREASURER'S REPORT

- A. Financial Report: The financial report for July and August 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 on October 1, 2023. Holiday decoration contest will be mentioned in newsletter.
- B. Community Events (Mark Megna) – December 16, 2023, will be the Community Holiday Party.
- C. Maintenance/Safety Committee (Robert Tremmel) – The stairs in the back of the club house have been repaired. The PV panel is broken on the roof of the club house and will be repaired.
- D. Design Committee (Alan Yamashiro) – See “Unfinished Business”
- E. Landscape Committee (Jerry Hidalgo) – Various irrigation leaks have been repaired and sprinkler heads replaced. More plants are needed around the property.
- F. Recreation Committee (Gerald Denis) – Someone left on the lights and fans in the club house after an event.
- G. Welcome Committee (Samuel (Sam) Jones) – No Report
- H. House Rule Committee – (Samuel (Sam) Jones) – No Report.
- I. Adjudication (Gerald Denis) – Samples of facies were taken and sent to PooPrints.

UNFINISHED BUSINESS

- A. Rock Wall: – New proposals are being sought.
- B. Lanai Repair Lot #52: On motion of Treasurer Yamashiro and second by Director Windisch the Board unanimously approved the proposal from Pichawaii for \$5,608 to repair lanai deck.
- C. Gate Entry System: This item has been deferred until the next Board of Director meeting. The Board would like to look for more proposals for a new gate entry system.

- D. Lanai Repair Lot #52 Railing: On motion of Treasurer Yamashiro and second by Director Windisch the Board unanimously approved the proposal from Omega Builders for \$3,979.06 to repair lanai railing.

NEW BUSINESS

- A. Pump Replacement: This item has been deferred until the next Board of Director meeting.
- B. Front Stoop Replacement: This item has been deferred until the next Board of Director meeting.
- C. 2024 Budget: On motion of Director Jones and second by Director Tremmel the board unanimously approved the 2024 Budget with a 3.5% increase in maintenance fees.

EXECUTIVE SESSION

None

NEXT MEETING

The next regular Board of Directors meeting is scheduled for Wednesday October 18, 2023, at the upstairs Recreation Center at 7:00 P.M.

ADJOURNMENT

There being no further items of business, the meeting adjourned at 9:00 P.M.

Approved by:

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

Board Secretary