

HU'ELANI
BOARD OF DIRECTOR'S MEETING MINUTES
Thursday September 22, 2022

CALL TO ORDER

The meeting of the Board of Directors called to order at 6:05 p.m. by its President Gerald Denis.

ESTABLISH A QUORUM

Members Present: Gerald Denis, Mark Megna, Jerry Hidalgo, Alan Yamashiro, Robert Tremmel, Heather Milton, Samuel (Sam) Jones, Luella Windisch and Leo Green

Member Excused: Jerry Hidalgo and Robert Tremmel

Member Not Excused:

Present by Invitation: Craig Richter, Director of Property Management, Hawaiiana Management Co. and Kellie Mikesell, Administrative Assistant, Hu'elani Association.

APPROVAL OF MINUTES

The Board, by general consensus, approved the minutes of Wednesday, August 17, 2022 as written.

TREASURER'S REPORT

- A. Financial Report: The financial report for July and August 2022 reviewed and accepted subject to audit.
- B. Delinquency Report: Was presented to the Board and discussed

COMMITTEE REPORTS

- A. Communications (Luella Windisch) – Newsletter should go out to Community September 23, 2022.
- B. Community Events (Mark Megna) – There will be a potluck event October 15, 2022 for the Community. Halloween Judging will be October 30, 2022. There will be awards for best decorated home for first and second place.
- C. Maintenance/Safety Committee (Kellie Mikesell) – The wheels on the front gate entryway replaced.
- D. Design Committee (Alan Yamashiro) – See “New Business”
- E. Landscape Committee (Kellie Mikesell) – Performance Landscape informed about missing irrigation head replaced. There seems to be more and more slugs around due to rain. Inspection of homes with over grown trees completed. There were approximately 35 homes with over grown trees leaning over the fence. Letters will be going out to homeowners.
- F. Recreation Committee – (Gerald Denis) – Reservations continue. The pool deck powered washed. There were only two (2) calls from Alarm Company regarding fitness room.
- G. Welcome Committee – (Samuel Jones) – Two (2) new owners moved in.
- H. Adjudication (Kellie Mikesell) – Letters to homeowners with over grown trees will be going out.

UNFINISHED BUSINESS

- A. Backflow Preventer Ditch Repairs: The Board asked for this item to remove from Agenda.
- B. Hawaiian Tel Easement: This item deferred until the next Board of Director meeting.
- C. Tree Removal: This item deferred until the next Board of Director meeting.

NEW BUSINESS

- A. The 2023 Budget Meeting: On motion of Treasurer Yamashiro with a second by Director Green, the Board unanimously approved the 2023 Budget with a 5% increase in maintenance fees.
- B. Design Request Solar PV Lot #24: On motion of Treasurer Yamashiro with a second by Director Windisch, the Board unanimously approved the design request for solar PV system.
- C. Design Request Split A/C Lot #43: On motion of Treasurer Yamashiro with a second by Director Windisch, the Board unanimously approved the design request for split A/C system.
- D. Design Request Solar PV Adding Panels Lot #9: On motion of Treasurer Yamashiro with a second by Director Windisch, the Board unanimously approved the design request for solar PV system.

EXECUTIVE SESSION

At 7:17 P.M., President Denis called for and upon further review, the Board unanimously adjourned into executive session.

At 8:15 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, Budget Meeting scheduled for Wednesday October 19, 2022 at upstairs Recreation Center at 7:00 P.M.

ADJOURNMENT

There being no further items of business, the meeting adjourned at 8:16 P.M.

Approved by:

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

Board Secretary