

HU'ELANI
BOARD OF DIRECTOR'S MEETING MINUTES
Wednesday, September 17, 2025

CALL TO ORDER

The meeting of the Board of Directors called to order at 7:00 p.m. by its President Helen Landicho in the on-site recreation center. Craig Richter is the recording Secretary.

ESTABLISH A QUORUM

Members Present: Helen Landicho (Microsoft Teams), Craig Larson, Luella Windisch, Basil Wellington, Josett Whalen, Kevin Cory, Samuel Jones, and Mitch Goldstein.

Member Excused: Jennifer Prais

Member Not Excused:

Present by Invitation: Craig Richter, Vice President, Training Management Executives, Hawaiiana Management Co.

APPROVAL OF MINUTES

The Board, by consensus, approved the Regular Board of Director Meeting minutes of Wednesday, August 20, 2025, as written.

TREASURERS REPORT

- A. Financial Report: The financial report for July 2025 reviewed and accepted subject to audit.
- B. Delinquency Report: Discussed.
- C. Investments Report: Was presented to the Board and discussed.

COMMITTEE REPORTS

- A. Communications (Luella Windisch) – There have been a 125 Visitors to the Huelani Web Site, 45 in last 7 days. The newsletter should be sent out by the end of September.
- B. Community Events– (Jennifer Prais) No report
- C. Maintenance/Safety Committee (Mitch Goldstein) – Would like to create Excel Spreadsheet for work orders to complete various projects. The spread sheet will be used to track various projects for an up-to-date status report. Will purchase iCloud for \$100.00 to use for admin tasks.
- D. Design Committee (Helen Landicho) – See “New Business”
- E. Landscape Committee – (Mitch Goldstein) – Will contact arborist who produced the landscape report. Testing of the irrigation system will be conducted to detect any other problems that might exist.
- F. Recreation Committee– (Basil Wellington) – Soon as the plumbing repairs are completed would like to look at improvements like replacing the umbrellas at the pool.
- G. Welcome Committee (Kellie Mikesell) – No report
- H. House Rule Committee – (Sam Jones) -No report
- I. Water Fountian Committee (Luella Windisch) – See “New Business”
- J. Adjudication (Kellie Mikesell) – No report

UNFINISHED BUSINESS

- A. Roof Inspections: This item has been deferred until the next BOD meeting.

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- B. Landscape Report: This item has been deferred until the next BOD meeting. Will contact arborist who wrote the landscape report.
- C. Roof Cleaning Proposals: This item has been deferred until the next BOD meeting.
- D. Fitness Room Proposals: This item has been deferred until the next BOD meeting.
- E. Handhold Replacement Proposals: This item has been deferred until the next BOD meeting

NEW BUSINESS

- A. 2026 Budget: The 2026 Budget is being reviewed by the Budget Committee comprised of President Landicho, Vice President Larson, and Treasurer Wellington.
- B. Design Request Lot #74 camera security system: With unanimous consent, the Board approved the design request.
- C. Design Request Lot #61 two additional plant hangers: With unanimous consent, the Board approved the design request.
- D. Design Request Lot #43 Install PV solar system: Deferred until next BOD meeting.
- E. Water Fountain Proposal: With unanimous consent, the Board approved spending no more than \$4,000 to replace the fountain at the entrance to the property.
- F. Donations: The Board discussed accepting a donation from a homeowner to replace the entry fountain. The governing documents do not prohibit such donations. Director Kevin Corey will submit to the Board a written policy for AOAO Huelani Association to accept donations.

EXECUTIVE SESSION

None.

NEXT MEETING

The next regular Board of Directors meeting is scheduled for Wednesday, October 29, 2025, on-site at the Recreation Center-Upstairs at 7:00 P.M. This meeting will be held to approve the 2026 Budget.

ADJOURNMENT

There being no further items of business, the meeting adjourned at 9:10 P.M.

Approved by:

Prepared by: Craig Richter, CMCA, AMS

Management Executive
Hawaiiana Management Company

Board Secretary