

HU'ELANI  
BOARD OF DIRECTOR'S MEETING MINUTES  
Wednesday January 19, 2022  
Zoom Teleconference

CALL TO ORDER

The meeting of the Board of Directors was called to order at 7:02 p.m. by its President Gerald Denis.

ESTABLISH A QUORUM

Members Present: Gerald Denis, Jerry Hidalgo (Arr. 7:19 P.M.), Alan Yamashiro Robert Tremmel Luella Windisch, Samuel (Sam) Jones, and Heather Milton (Arr. 7:19 P.M.).

Member Excused: Mark Megna

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, October 15, 2021 as written.

The Board, by general consensus, approved the Annual Meeting minutes of Wednesday, November 10, 2021 as written.

The Board, by general consensus, approved the Organizational Meeting minutes of Wednesday, November 10, 2021 as written.

TREASURER'S REPORT

- A. Financial Report: The financial report for October & November 2021 were reviewed and accepted subject to audit.
- B. Delinquency Report: Was presented to the Board and discussed

COMMITTEE REPORTS

- A. Communications (Luella Windisch) – The newsletter was mailed out to all owners. The process of gathering new material for the next newsletter has started.
- B. Community Events (Mark Megna) – No Report
- C. Maintenance/Safety Committee (Robert Tremmel) – The road was repaired from the water leak. No current projects to update the Board on.
- D. Design Committee (Alan Yamashiro) – See “Unfinished Business” and “New Business”
- E. Landscape Committee (Jerry Hidalgo) – No Report.
- F. Recreation Committee – (Gerald Denis) – The clubhouse is open for reservations.
- G. Welcome Committee – (Samuel Jones) – One (1) new resident has moved in on Launalele Street.
- H. Adjudication (Kellie Mikesell) – Site Manager, Kellie Mikesell informed the Board that Poo Prints samples were sent and is waiting for the results to come back. Some owners have left Holiday Lights out in their yards.

#### UNFINISHED BUSINESS

- A. Design Request Lot #95 Lanai Deck Remodel: The BOD deferred this request until the next BOD meeting.
- B. Affordable Cleaning Proposal Vote Ratification: On motion of Director Windisch with a second by Treasurer Yamashiro, the Board unanimously approved the proposal for regular maintenance and quarterly cleaning of the windows and all ceiling fans. The monthly maintenance is for \$1,727.75 per month. The quarterly cleaning of windows and ceiling fans is \$654.45 per quarter.

#### NEW BUSINESS

- A. Design Request Lot #36 Solar PV System: On motion of Treasurer Yamashiro with a second by Director Windisch, the Board unanimously approved the design request.
- B. Design Request Lot #88 Solar PV System: On motion of Treasurer Yamashiro with a second by Director Windisch, the Board unanimously approved the design request.
- C. DK Painting Power Washing Proposal: The Board has deferred this item until the next Board of Director meeting.
- D. Sakuma Electric Hand Hole Box Replacement Vote Ratification: On motion of Treasurer Yamashiro with a second by Director Windisch, the Board unanimously approved the proposal to remove and replace existing hand-hole frames and covers for \$7,200 plus GET.
- E. Holiday Bonus Vote Ratification: On motion of Treasurer Yamashiro with a second by Director Jones, the Board unanimously approved giving Site manager Kellie Mikesell a Holiday Bonus of \$500.00 net.
- F. Exit Gate Motor Replacement Proposal Vote Ratification: On motion of Treasurer Yamashiro with a second by Director Jones, the Board unanimously approved the proposal by Allied Security Fence to replace the motor in the entrance gate operator for \$570.00.
- G. Aqua Tech Inc. Spa Repair Proposal: On motion of Director Jones with a second by Director Milton, the Board unanimously approved the proposal to repair the spa for \$1,675.77.

#### EXECUTIVE SESSION

At 8:49 P.M., President Denis called for and upon further review, the Board unanimously adjourned into executive session.

At 9:00 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 February 16, 2022 by Zoom 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

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Board Secretary