

HU'ELANI  
BOARD OF DIRECTOR'S MEETING MINUTES  
Wednesday March 16, 2022  
Zoom Teleconference

CALL TO ORDER

The meeting of the Board of Directors was called to order at 7:01 p.m. by its President Gerald Denis.

ESTABLISH A QUORUM

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

Member Excused: Robert Tremmel and Heather Milton

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, February 16, 2022 as written.

TREASURER'S REPORT

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

COMMITTEE REPORTS

- A. Communications (Luella Windisch) – Starting on Newsletter. The Newsletter should be out by the end of March 2022.
- B. Community Events (Mark Megna) – There will be an Easter Painting party April 13 12 noon to 2:00 p.m. Site Manager Mikesell will be emailing the community information for residents to sign up. RSVP will be needed. The Committee is discussing plans for a summer chili cook off. Details will be forthcoming.
- C. Maintenance/Safety Committee (Kellie Mikesell – S.M. Mikesell reported to the Board that Chairperson Tremmel was actively seeking proposals to power wash the fences.
- D. Design Committee (Alan Yamashiro) – See “Unfinished Business” and “New Business”.
- E. Landscape Committee (Jerry Hidalgo) – The Board discussed the possibility of using electric power tools for landscaping as an alternative to gas power. The reason for the discussion was in regards to a couple of incidents where gas leaked from the equipment in storage and fumes were smelled in the gym and bathrooms.
- F. Recreation Committee – (Gerald Denis) – The clubhouse reservations are starting to pick up again.
- G. Welcome Committee – (Samuel Jones) – No report
- H. Adjudication (Kellie Mikesell) – Notices were sent for Poo Prints. One of the letters going out will be a fine for second offense.

UNFINISHED BUSINESS

- A. Design Request Lot #95 Lanai Deck Remodel: The Association Attorney, John Morris has written a "Restrictive covenants and estoppel certificate relating to maintenance, repair, and replacement of modifications or additions to unit lanai". This document must be signed and notarized by two officers of the Board and the owner of unit #95 (Landicho).
- B. DK painting Power Washing Proposal: On motion of Director Jones with a second by Vice President Megna, the Board unanimously approved the proposal to Power wash 20 homes per year for five (5) years at \$10,600 per year.

NEW BUSINESS

- A. BEC System Repair Proposal: On motion of President Denis with a second by Treasurer Yamashiro, the Board unanimously approved the proposal from Central Pacific Specialty Contractors (CPSC) to service and test the current BEC System that regulates chlorine in the spa for no more than \$2,500.
- B. Design Request Lot#86 Solar PV System: On motion of Treasurer Yamashiro with a second by Director Windisch, the Board unanimously approved the design request to install solar PV System.
- C. Water Leaks: (Executive Session)

EXECUTIVE SESSION

At 8:14 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 April 20, 2022 at upstairs Recreation Center at 7:00 P.M.

ADJOURNMENT

There being no further items of business, the meeting adjourned at 9:01 P.M.

Approved by:

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

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Board Secretary