

HU'ELANI
BOARD OF DIRECTOR'S MEETING MINUTES
Wednesday August 18, 2021
Zoom Teleconference

CALL TO ORDER

The meeting of the Board of Directors was called to order at 7:03 p.m. by its President Gerald Denis.

ESTABLISH A QUORUM

Members Present: Gerald Denis, Mark Megna, Jerry Hidalgo, Alan Yamashiro, Robert Tremmel, Luella Windisch, Samuel (Sam) Jones (Arr. 7:08 A.M.), Wing (Thomas) Choi, and Heather Milton.

Member Excused:

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, June 16, 2021 as written.

TREASURER'S REPORT

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

COMMITTEE REPORTS

- A. Communications (Luella Windisch) – Luella Windisch reported to the Board the newsletter is about to go out.
- B. Community Events (Mark Megna) – Recently a painting event for kids was completed. Planning on Halloween party for kids & lawn decoration contest. 1st Annual chili cook off will be held August 29, 2021. The Annual Holiday Party will be held December 11, 2021.
- C. Maintenance/Safety Committee (Robert Tremmel) – Cleaning of the vinyl fencing is needed. Some areas of the fence are good while other areas need cleaning. Simple green and Apple grease works fine.
- D. Design Committee (Alan Yamashiro) – See “New Business”
- E. Landscape Committee (Jerry Hidalgo) – The water fountain was installed. Various leaks around the property were found and repaired.
- F. Recreation Committee – (Gerald Denis) – Have had a few uses for the Rec. ctr. Have had several request to use the Rec. Ctr. Rec. Ctr. Will be closed starting September 14 while deck coating is performed.
- G. Welcome Committee – (Samuel Jones) – Samuel Jones was appointed committee chair. Three (3) new residents received new plants & information on the community.
- H. Adjudication (Kellie Mikesell) – Violations were sent to poo prints.

UNFINISHED BUSINESS

- A. Budget 2022: On motion of Vice President Megna with a second by Treasurer Yamashiro the Board unanimously approved the 2022 budget with a 2% increase in maintenance fees.

NEW BUSINESS

- A. Design Request Lot #11 Solar PV Installation: On motion of Treasurer Yamashiro with a second by President Denis the Board unanimously approved the design request.
- B. Design Request Unit #64 Concrete Slab: On motion of Director Windisch with a second by Vice President Megna the Board unanimously approved the design request.
- C. Landscape Lighting: On motion of Treasurer Yamashiro with a second by Director Megna the Board unanimously approved the proposal to purchase from Volt landscape lighting for \$769.66 to be placed in front of office
- D. Design Request Unit #99 Split A/c System: On motion of Treasurer Yamashiro with a second by Director Milton the Board unanimously approved the design request.
- E. Design Request Unit #88 Replace Chipped Rock in front of Home: On motion of Treasurer Yamashiro with a second by Director Milton the Board unanimously approved the design request.
- F. Design Request Lot #11 Concrete Slab Coating: On motion of Vice President Megna with a second by Director Milton the Board unanimously approved the design request.
- G. Front Porch Stoop Repair: This item has been deferred until the next Board of Director Meeting.
- H. Ceiling Fans Recreation Center: On motion of Secretary Hidalgo with a second by Director Windisch the Board unanimously approved purchasing six (6) ceiling fans from Home Depot for \$139.00 each.

EXECUTIVE SESSION

None

NEXT MEETING

The next regular Board of Directors meeting is scheduled for Wednesday September 15, 2021 will be held by Zoom Teleconference at 7: P.M.

ADJOURNMENT

There being no further items of business, the meeting adjourned at 10:19 P.M.

Approved by:

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

Board Secretary