

HU'ELANI
BOARD OF DIRECTOR'S MEETING MINUTES
Wednesday, January 15, 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, Craig Larson, Luella Windisch, Alan Yamashiro, Basil Wellington, Sam Jones, Kevin Cory (Arr. 7:06 P.M.), Jennifer Prais, and Josett Whalen

Member Excused:

Member Not Excused:

Present by Invitation: Craig Richter, Vice President, Training Management Executives, Hawaiiana Management Co. and Kellie Mikesell, Site Manager, Hu'elani Association.

APPROVAL OF MINUTES

The Board, by consensus, approved the minutes of Wednesday, October 16, 2024, as written.

The Board, by consensus, approved the minutes of the Annual and Organizational meeting Wednesday November 20, 2024, as written.

TREASURERS REPORT

- A. Financial Report: The financial report for September, October and November 2024 reviewed and accepted subject to audit.
- B. Delinquency Report: Was presented to the Board and discussed.
- C. Investments Report: Was presented to the Board and discussed.

COMMITTEE REPORTS

- A. Communications (Luella Windisch) –The January 2025 newsletter should be out by the end of January.
- B. Community Events– No Report
- C. Maintenance/Safety Committee – No Report
- D. Design Committee (Alan Yamashiro) – See “New Business”
- E. Landscape Committee – No Report
- F. Recreation Committee– (Basil Wellington) By unanimous consent the Board appointed Basil Wellington as the Chairperson.
- G. Welcome Committee (Samuel (Sam) Jones) – There are two (2) new owners in the community. One of the two owners received their welcome gift. The other owner will receive their welcome gift soon.
- H. House Rule Committee – (Samuel (Sam) Jones) – See “Unfinished Business.”
- I. Adjudication (Kellie Mikesell) – No Report
- J. HOA Conversion Committee (Helen Landicho)- See “New Business”

UNFINISHED BUSINESS

- A. House Rules: This item has been deferred until the next Board meeting.
- B. Corporate Transparency Act-CPA TWong, CPA Vote Ratification: On motion of Secretary Windisch and second by President Landicho, the Board unanimously approved the proposal to assist the Association with its submission of certain beneficial ownership information (BOI) to the Financial Crimes Enforcement Network (FinGen) as required by the Corporate Transparency Act for \$580.00 plus GET.

NEW BUSINESS

- A. Design Request Lot #89 Door Camera & Sign: On motion of Director Cory and second by Director Prais, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Secretary Windisch and Director Jones. The motion passes.
- B. Design Request Lot #45 PV Battery Installation: On motion of President Landicho and second by Director Prais, the Board approved the design request.
- C. Design Request Lot #48 Two (2) Ring Cameras Doorbell and One Driveway Camera: This was deferred until the next Board of Directors Meeting
- D. Design Request Lot#35 Cameras: This was deferred until the next Board of Directors Meeting.
- E. Design Request Lot #61 Ring Camera Doorbell: This was deferred until the next Board of Directors Meeting.
- F. Design Request Lot #86 Ring Camera Doorbell: This was deferred until the next Board of Directors Meeting.
- G. Design Request Lot #34 Ring Camera Doorbell: This was deferred until the next Board of Directors Meeting.
- H. Design Request Lot#95 Ring Doorbell Camera: This was deferred until the next Board of Directors Meeting.
- I. Design Request Lot#74 Ring Doorbell Camera Front Door: This was deferred until the next Board of Directors Meeting.
- J. Design Request Lot#36 Ring Doorbell, Camera, Smoke Detectors, Alarms: This was deferred until the next Board of Directors Meeting.
- K. Design Request Lot#4 Storage Surf Rack, Cameras: On motion of Vice President Larson and second by Director Prais, the Board approved only the cameras to be installed. The Surf Rack was not approved.
- L. Roof Inspections: By unanimous consent, the Board agreed to have a roofing company come to the property and evaluate the condition of the roofs and to estimate when replacement will need to be done.
- M. Lanai Inspection: By unanimous consent, the Board agreed to have a contractor give an evaluation as to the condition of the lanais that were part of the original buildings at Huelani.
- N. Club House Rental Agreement & Inspection: On motion of Director Jones and second by Director Prais, the Board approved the new club house rental agreement & Inspection Rules.
- O. HOA Conversion Committee: By unanimous consent, the Board agreed to have a HOA Committee to explore the possibilities of converting Huelani from a Condo Association to a HOA Association.
- P. Holiday Bonus for Staff: On motion of Vice President Larson and second by Treasurer Yamashiro, the Board approved a Holiday Bonus for Kellie Mikesell of \$500.00 net pay.
- Q. Appeal of Violation for Cats Lot #75: This was deferred until the next Board of Directors Meeting.

- R. Design Request Lot#28 Solar PV Installation: On motion of President Landicho and second by Director Prais, the Board approved the design request.

EXECUTIVE SESSION

At 8:58 P.M., President Landicho called for and upon further review, the Board unanimously adjourned into executive session.

At 9:08 P.M. President Landicho announced the meeting back in regular session.

NEXT MEETING

The next regular Board of Directors meeting is scheduled for Wednesday February 19, 2025, at the on-site Recreation Center-Upstairs at 7:00 P.M.

ADJOURNMENT

There being no further items of business, the meeting adjourned at 9:08 P.M.

Approved by:

Prepared by: Craig Richter, CMCA®,
Management Executive
Hawaiiiana Management Company

Board Secretary