HU'ELANI
DRAFT BOARD OF DIRECTOR'S MEETING MINUTES
Wednesday, June 17, 2026
On-site Recreation Center

CALL TO ORDER

There being the presence of a quorum, the meeting of the Board of Directors of Hu'elani was called to order at 7:00 p.m. by President Helen Landicho. Craig Richter was the recording Secretary for the meeting.

ESTABLISH A QUORUM

Members Present:	Helen Landicho, Craig Larson, Basil Wellington, Jennifer Prais, Josh Radi, Kevin Cory, Mitch Goldstein, and Samuel Jones.
Member Excused:	Josett Whalen
Present by Invitation:	Craig Richter, Management Executive (ME), Hawaiiana Management Co. and Kellie Mikesell, Site Manager (SM), Hu'elani Association

APPROVAL OF MINUTES

The Board, by consensus, approved the Regular Board of Director Meeting minutes of Wednesday, May 20, 2026, as written.

TREASURERS REPORT

The Board unanimously accepted the financial statement of April 2026, subject to audit.

COMMITTEE REPORTS *Any actions taken are listed under new and unfinished business accordingly.*

A. Communications (Kellie Mikesell) – It was reported that the next quarterly newsletter is scheduled for distribution in June, and the deadline to submit articles is June 24, 2026.

B. Community Events – (Jennifer Prais) – Next Community event is scheduled for August 2026. Details will be forthcoming.

C. Maintenance/Safety Committee (Mitch Goldstein) – American Leak Detection will be on property to look for any leaks. Would like to purchase leak detection equipment like Bluebot for a cost of no more than $5,000. The Board will take suggestion into consideration. Road repair is needed in some areas.

D. Design Committee (Helen Landicho) – See "New Business"

E. Landscape Committee – (Mitch Goldstein) – The ditch irrigation timers needed to be adjusted.

F. Recreation Committee – (Basil Wellington) – The Committee is looking at upgrading the fixtures at Recreation Center. Proposals will need to be received and reviewed by the Board.

G. Welcome Committee (Sam Jones) – No report

H. House Rule Committee – (Sam Jones) – No report

I. Water Fountian Committee (Josett Whalen) – It was reported that new valves were installed at the fountain.

J. Adjudication (Kellie Mikesell) – Violation letters went out for vehicles parked in roadway. A violation was sent out for a resident abusing water usage while washing car. A violation was sent out for a non-registered vehicle.

K. Conversion to HOA Committee – (Mitch Goldstein) – Will be putting a report together to give to the Board to review.

SITE MANAGER'S REPORT: Site Manager Mikesell provided a verbal summary of her written report. Any actions taken are listed under new and unfinished business accordingly.

UNFINISHED BUSINESS

A. Visitor Parking: This item has been deferred until the next Board of Director Meeting.

B. Brightview Landscaping Services: The edited draft was provided to John Morris office for review and input. This item has been deferred until the next Board of Director Meeting.

C. Water Investigation: American Leak Detection will continue to look for leaks.

D. Return on Huelani Investment Market Funds: Deferred pending further discussion at the next regular meeting.

E. Exterior Painting Proposal: On motion of Vice President Larson and second by Director Prais, the Board approved the Emerald Painting contract for $934,075.00 provided the contract is reviewed and recommended by Attorney John Morris for Board signature. Those voting "yes" were President Landicho, Vice President Larson, Treasurer Wellington, Director (s) Prais, Radi, Goldstein and Jones. Those abstaining were Director Cory. The motion passes.

NEW BUSINESS

A. 91-768 Lanai Repair Proposal: With unanimous consent the Board approved the proposal from LG Construction to repair lanai for $13,455.50.

B. 91-802 Lanai Repairs and Coating: The reviewed proposal from L.G. Construction for $8,900.50. There were some concerns regarding the proposal, so the Board has deferred this item until the next Board of Director Meeting.

C. Front Entry Kiosk Repair Proposals: With unanimous consent the Board approved the proposal from Homeland to repair Kiosk for $4,545.08.

D. Spa Repair Proposal: With unanimous consent the Board approved the proposal from CPSC to repair chemical feeder for $4,838.

E. Gate Valve Replacement: With unanimous consent the Board approved the proposal from P&S Plumbing to replace gate valve to spend no more than $3,000.

F. Design Request Lot #25 to Install Two (2) Windmills, One (1) Garden Yard Wind Spinner, one (1) Scroll Wind Spinner: With unanimous consent the Board approved the design request.

G. Office Computer Purchase: With unanimous consent the Board approved purchasing a new office computer not to exceed $3,500.

EXECUTIVE SESSION
None

NEXT MEETING
The next regular Board of Directors meeting is scheduled to be held on Wednesday, September 16, 2026, at the on-site Recreation Center-Upstairs at 7:00 pm. The Board chose not to meet in August.

ADJOURNMENT
There being no further items of business, the meeting adjourned at 8:50 pm.

Approved by: Prepared by: Craig Richter
Management Executive

Board Secretary