

HU'ELANI
BOARD OF DIRECTOR'S MEETING MINUTES
Wednesday, April 16, 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, Jennifer Prais, and Josett Whalen

Member Excused: Jennifer Prais

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 Regular Board of Director Meeting minutes of Wednesday, March 19, 2025, as written.

TREASURERS REPORT

- A. Financial Report: The financial report for February 2025 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 newsletter was mailed out to owners. One hundred and twenty-seven people have viewed the Huelani web site.
- B. Community Events– (Kellie Mikesell) – The Easter Community event is all set up for Saturday that starts at 9 A.M.
- C. Maintenance/Safety Committee – The Board is looking for a maintenance chairperson to volunteer.
- D. Design Committee (Alan Yamashiro) – See “New Business”
- E. Landscape Committee – (Helen Landicho) – The Board is looking for a volunteer from the Community to work with the Board and lead the Committee. Residents are reminded that the backyards need to be maintained in a neat and aesthetically pleasing fashion. There are some backyards that need some attention.
- F. Recreation Committee– (Basil Wellington) The gym ceiling tiles need to be replaced. Some of the gym equipment needs replacement. The shower head near the pool was repaired. The autofill for pool chemicals needs repairing now and then. There were three (3) reservations for the pool area this month.
- G. Welcome Committee (Samuel (Sam) Jones) – No new residents have moved in.
- H. Adjudication (Kellie Mikesell) – No report
- I. HOA Conversion Committee (Helen Landicho)- It has become difficult to find a broker who could guide the Association into converting to an HOA.

UNFINISHED BUSINESS

- A. House Rule Owner Feedback: The Board received less than a handful of letters regarding feedback from some owners. The Board President, Helen Landicho will respond to each owner by letter.

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- B. Roof Inspections: On motion of Vice President Larson and second by Director Cory, the Board unanimously approved having the current roof repair person, Edgar Viejo inspect six (6) roofs for damage to spend no more than \$1,000.00.
- C. Lanai Inspections: The Board will rewrite letters to all owners with original lanais letting them know the Board has a right to inspect the lanais that were part of the original construction. This item has been deferred until the next Board of Director Meeting.
- D. Appeal of Violations (Executive Session):

NEW BUSINESS

- A. Design Request Lot #28 Sunshade: On motion of Treasurer Yamashiro and second by Secretary Windisch, the Board approved the design request to install the Sunshade. Those voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington. Jones, and Cory. Director Whalen "abstained". The motion passes.
- B. Collection Status (Executive Session):

EXECUTIVE SESSION

At 8:28 P.M., President Landicho called for and upon further review, the Board unanimously adjourned into executive session.

At 8:38 P.M., President Landicho announced the meeting back in regular session.

NEXT MEETING

The next regular Board of Directors meeting is scheduled for Wednesday May 21, 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 8:41 P.M.

Approved by:

Prepared by:

Craig Richter, CMCA®,
Management Executive
Hawaiiana Management Company

Board Secretary