

HU'ELANI
DRAFT BOARD OF DIRECTOR'S MEETING MINUTES
Wednesday, July 15, 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, Josett Whalen, Jennifer Prais, Kevin Cory, Mitch Goldstein (Web Axis), and Samuel Jones.

Member Excused: Craig Larson, Basil Wellington and Josh Radi

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, June 17, 2026, with a correction to "New Business" Item F Director Jones Opposed the motion.

TREASURERS REPORT

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

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

- A. Communications (Kellie Mikesell) – No Report
- B. Community Events – (Jennifer Prais) – Next Community event is scheduled for August 2026. Details will be forthcoming.
- C. Maintenance/Safety Committee (Mitch Goldstein) – Would like to install Bluebot water meters in the community. The water usage has been lower due to water leak mitigation.
- D. Design Committee (Helen Landicho) – See "New Business"
- E. Landscape Committee – (Mitch Goldstein) – Have been working with Landscape Company to spray vegetation. Trying to get rid of weeds in the Wedelia.
- F. Recreation Committee – (Basil Wellington) – No Report
- G. Welcome Committee (Sam Jones) – No report
- H. House Rule Committee – (Sam Jones) – No report
- I. Water Fountain Committee (Josett Whalen) – It was reported that new valves were installed and purchased new hoses to fill the pond.
- J. Conversion to HOA Committee- (Mitch Goldstein) – It was reported that it is highly unlikely the Association will be able to convert to a POA due to everyone having to change their mortgages. This item has been deferred until the next BOD Meeting.
- K. Adjudication (Kellie Mikesell) – Warnings were issued for parking and washing cars in the street.

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: Warnings were issued to vehicles that are not registered or have valid safety inspection stickers.
- B. Brightview Landscaping Services: This item has been deferred until the next Board of Director Meeting.
- C. Water Investigation: This item has been deferred until the next Board of Director Meeting.
- D. Return on Huelani Investment Market Funds: Deferred pending further discussion at the next regular meeting.
- E. 91-802 Lanai Repair Proposal: With unanimous consent the Board approved the proposal from L.G. Painting to repair the lanai.

NEW BUSINESS

- A. Insurance Proposal Insurance Associates: With unanimous consent the Board approved the proposal for the master policy from July 2026 to July 2027.
- B. Late Fee Increase: The Board asked that this item be removed from the agenda.
- C. Collection Provisions: The Board asked that this item be removed from the agenda
- D. CINC Access for the Board Treasurer: With unanimous consent the Board approved having the Board Treasurer access the Huelani Financials remotely.
- E. 91-762 Foundation Repair Proposal: The Board asked that this item be removed from the agenda.
- F. 91-720 Launahele Design Request for Motion Sensor Light: With unanimous consent the Board approved the design request.

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 9:14 pm.

Approved by:

Board Secretary

Prepared by: Craig Richter
Management Executive