

HU'ELANI
BOARD OF DIRECTOR'S MEETING MINUTES
Wednesday, January 21, 2026

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 (Microsoft Teams), Craig Larson, Luella Windisch, Jennifer Prais, Josett Whalen, Kevin Cory, Mitch Goldstein, and Sam Jones.

Member Excused: Basil Wellington,

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, October 29, 2025, as written.

The Board, by consensus, approved the Annual and Organizational Meeting minutes of Wednesday, November 12, 2025, as written.

TREASURERS REPORT

- A. Financial Report: The financial report for October and November 2025 reviewed and accepted subject to audit.
- B. Delinquency Report: Was presented to the Board and discussed.
- C. Cash Balance: Was presented to the Board and discussed.

COMMITTEE REPORTS

- A. Communications (Luella Windisch) – The newsletter went out January 1, 2026.
- B. Community Events – (Jennifer Prais) – The Holiday contest went fine. Would like to plan a February event.
- C. Maintenance/Safety Committee (Mitch Goldstein) – Six (6) streetlights still need to be fixed. The residents at 91-802 Launahale would like to have the lanai railing repaired.
- D. Design Committee (Helen Landicho) – See “New Business”
- E. Landscape Committee – (Mitch Goldstein) – The shrubs behind the pool have been removed. Have spoken to landscapers regarding preparing proposals for the Association.
- F. Recreation Committee – (Basil Wellington) Would like to see the gym and equipment renovated. Place new coconut trees around the pool area.
- G. Welcome Committee (Sam Jones) – Three (3) new residents have moved in.
- H. House Rule Committee – (Sam Jones) – See “New Business”
- I. Water Fountain Committee (Luella Windisch) – Looking at new Water Replacement system
- J. Adjudication (Kellie Mikesell) – Submitted a new poo print which came back with a match.

UNFINISHED BUSINESS

- A. Roof Inspections: The Board asked that this item be removed from Agenda.
- B. Landscape Report: This item was deferred until the next Board of Director Meeting.
- C. Roof Cleaning Proposals: The Board asked that this item be removed from the agenda.
- D. Fitness Room Proposals: This item was deferred until the next Board of Director Meeting.
- E. Donations: Director Cory wrote a draft copy of a Donation Policy which needs to be reviewed and approved by the Board. This item has been deferred until the next Board of Director Meeting.
- F. 2026 Budget: With unanimous consent the Board approved the 2026 budget with a 20% increase in maintenance fees.

NEW BUSINESS

- A. Water Usage: On motion of Vice President Larson and second by Director Corey, the Board approved P&S Plumbing to do an inspection of water lines to check for leaks not to exceed \$40,000. Those voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Director (s) Whalen, Corey, and Jones. Those abstaining were Director Goldstein. The motion passes.
- B. Visitor Parking: This item has been deferred until the next regular Board of Director Meeting.
- C. Conversion of Maintenance of Outer Home Structure (Common Element) from AOAO to Owner: This item has been deferred until the next Board of Director Meeting.
- D. Flag Policy: This item has been deferred until the next regular Board of Director Meeting.
- E. Bright View Landscape Services: This item has been deferred until the next regular Board of Director Meeting.
- F. Lot 91-217 Allspice Landscape Service Contract: With unanimous consent the Board voted not to approve the request for the AOAO to remove the tree in the front yard.
- G. Design Request Lot #85 Lanai Awning: On motion of Vice President Larson and second by Director Corey, the Board approved the design request to install motorized retractable awning covering the back lanai. Those voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Director (s) Whalen, Corey, and Goldstein. Those abstaining were Director Jones. The motion passes.
- H. Design Request Lot #23 Solar P.V. System: With unanimous consent the Board voted to approve the design request to install solar PV system.
- I. Streetlights: With unanimous consent the Board voted to approve the design request to install six (6) new lights for an amount not to exceed \$2,000.

EXECUTIVE SESSION

None

NEXT MEETING

The next regular Board of Directors meeting is scheduled for Wednesday, February 18, 2026, at the on-site Recreation Center-Upstairs. Registration starts at 6:30 P.M. Meeting starts at 7:00 P.M.

ADJOURNMENT

There being no further items of business, the meeting adjourned at 9:11 P.M.

Approved by:
Board Secretary

Prepared by: Craig Richter, CMCA, AMS
Management Executive
Hawaiiana Management Board Secretary