

HU'ELANI
BOARD OF DIRECTOR'S MEETING MINUTES
Wednesday, June 19, 2024

CALL TO ORDER

The meeting of the Board of Directors called to order at 7:01 p.m. by its President Helen Landicho in on-site recreation center. Craig Richter is the recording Secretary.

ESTABLISH A QUORUM

Members Present: Helen Landicho, Mark Megna Alan Yamashiro, Basil Wellington, Samuel Luella Windisch, Jerry Hidalgo, and Robert Tremmel

Member Excused: Sam Jones

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, May 15, 2024, as written.

TREASURER'S REPORT

- A. Financial Report: The financial report for April 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) – There was one (1) resident who responded to having their son/daughter's graduation posted in the Community newsletter. The newsletter will be sent out July 1, 2024.
- B. Community Events (Mark Megna) – The Chili cook off was a great success. The food was good. Would like to plan a movie night for the community sometime in August or September.
- C. Maintenance/Safety Committee (Robert Tremmel) – No report
- D. Design Committee (Alan Yamashiro) – No report
- E. Landscape Committee (Jerry Hidalgo) – There was one (1) proposal to repair backflow in the ditch from CJ Plumbing for \$5,000. There was a Plumeria Tree removed from an owner's home. There have also been a few leaks in various places that have been repaired.
- F. Recreation Committee (Jerry Hidalgo) – The ceiling tile in the gym needs to be replaced.
- G. Welcome Committee (Samuel (Sam) Jones) – No report
- H. House Rule Committee – (Samuel (Sam) Jones) – The newly revised House Rules will be sent to M.E. Richter who in turn will send to Association Attorney John Morris.
- I. Adjudication (Kellie Mikesell) – A letter was sent to a resident for parking their own vehicle on the neighbor's driveway.

UNFINISHED BUSINESS

- A. Gate Entry System – The gate entry system was removed, and a new gate operator has been ordered. See "New Business".

- B. House Rules: The newly revised House Rules have been completed and will be sent out to John Morris for review and comment. This item has been deferred until the next board meeting.
- C. Board Appointment: The Board has decided to wait for the Annual meeting in November 2024 and let the owners choose a new Board member for the current vacant seat.

NEW BUSINESS

- A. Johnson Control Gate Operators Proposal: On motion of President Landicho and second by Director Tremmel the Board unanimously approved the proposal from Johnson Controls to replace the gate operator for \$8,603.33.
- B. Home Depot Floor Replacement Rental Unit: On motion of Director Windisch and second by Vice President Megna the Board unanimously approved purchasing and installing (labor) vinyl plank flooring from Home Depot for \$8,337.48.
- C. Tropical Builders Inc.: On motion of President Landicho and second by Treasurer Yamashiro the Board approved paying Tropical Builders the original contract price of \$2,200.
- D. Ditch Backflow Replacement: On motion of Director Windisch and second by Vice President Megna the Board unanimously approved spending no more than \$5,000 to replace the backflow.
- E. Board Approval for Expenditures Over \$50,000: On motion of President Landicho and second by Treasurer Yamashiro the Board unanimously approved having Hawaiiiana Management Company, Ltd to seek Board approval for expenditures over \$50,000.
- F. Cloud File Share: This item has been deferred until the next board meeting.

EXECUTIVE SESSION

None

NEXT MEETING

The next regular Board of Directors meeting is scheduled for Wednesday July 17, 2024, at the on-site Recreation Center-Upstairs at 7:00 P.M.

ADJOURNMENT

There being no further items of business, the meeting adjourned at 9:00 P.M.

Approved by:

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

Board Secretary