

HU'ELANI
BOARD OF DIRECTOR'S MEETING MINUTES
Wednesday, March 19, 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, Luella Windisch, Alan Yamashiro, Basil Wellington, Sam Jones, Kevin Cory, Jennifer Prais, and Josett Whalen

Member Excused: Craig Larson

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, February 19, 2025, as written.

TREASURERS REPORT

- A. Financial Report: The financial report for January 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 will be sent out next week.
- B. Community Events– (Jennifer Prais) – Easter Community get together will be scheduled Saturday April 19, 2025, the day before Easter. The Committee is looking for volunteers to help.
- C. Maintenance/Safety Committee – No Report
- D. Design Committee (Alan Yamashiro) – See “New Business”
- E. Landscape Committee – (Helen Landicho) – There are various trees and bushes that need replacement. Discussion took place regarding hiring an arborist to give an evaluation of existing condition of plants and trees and to design landscape plans for Huelani.
- F. Recreation Committee– (Basil Wellington) There has been only one (1) family renting the Recreation Center.
- G. Welcome Committee (Samuel (Sam) Jones) – A new homeowner moved in on the Launahele side of the Community. There have also been a few renters moving in.
- H. House Rule Committee – (Samuel (Sam) Jones) – The Board asked that this item be removed from the agenda.
- I. Adjudication (Kellie Mikesell) – Violation regarding the surf rack will be going out.
- J. HOA Conversion Committee (Helen Landicho)- Research of this issue continues.

UNFINISHED BUSINESS

- A. Corporate Transparency Act Update: The last member of the Board has submitted the necessary information to TWong, CPA.
- B. Roof Inspections: This item has been deferred until the next Board of Director Meeting.
- C. Lanai Inspections: This item has been deferred until the next Board of Director Meeting.

- D. CAM Security Proposal: On motion of Director Cory and second by Secretary Windisch, the Board unanimously approved the proposal from Cam Security for a camera upgrade to rent camera gear for the Recreation Center and Front Gate for \$975.00.
- E. Appeal of Violation – (Executive Session)
- F. Asphalt Sweep Proposal: On motion of Treasurer Yamashiro and second by Secretary Windisch, the Board unanimously approved to have the black top cleaned by Clean Sweep for \$1,429.32.

NEW BUSINESS

- A. Design Request Lot #61 Solar Addition: On motion of Treasurer Yamashiro and second by Secretary Windisch, the Board unanimously approved the design request to install.

EXECUTIVE SESSION

At 9:01 P.M., President Landicho called for and upon further review, the Board unanimously adjourned into executive session.

At 9:16 P.M. President Landicho announced the meeting back in regular session.

NEXT MEETING

The next regular Board of Directors meeting is scheduled for Wednesday April 16, 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 9:16 P.M.

Approved by:

Prepared by: Craig Richter, CMCA®,
Management Executive
Hawaiiana Management Company

Board Secretary