

HU'ELANI
BOARD OF DIRECTOR'S MEETING MINUTES
Wednesday, February 19, 2025

CALL TO ORDER

The meeting of the Board of Directors called to order at 7:01 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 (Arr. 7:06 P.M.), Jennifer Prais, and Josett Whalen

Member Excused:

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, January 15, 2025, as written.

TREASURERS REPORT

- A. Financial Report: The financial report for December 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) –The newsletter will be sent out in March 2025.
- B. Community Events– (Jennifer Prais) – Eater events planning is taking place.
- C. Maintenance/Safety Committee – No Report
- D. Design Committee (Alan Yamashiro) – See “New Business”
- E. Landscape Committee – No Report
- F. Recreation Committee– (Basil Wellington) No Report
- G. Welcome Committee (Samuel (Sam) Jones) – There have been some new renters move in the neighborhood.
- H. House Rule Committee – (Samuel (Sam) Jones) – See “Unfinished Business.”
- I. Adjudication (Kellie Mikesell) – No Report
- J. HOA Conversion Committee (Helen Landicho)- No Report

UNFINISHED BUSINESS

- A. House Rules: By unanimous consent, the Board approved the newly revised House Rules for 2025.
- B. Corporate Transparency Act Update: TWong, CPA reported to the Board that one (1) member of the Board had not submitted their information. That member was aware and planned to submit all necessary documentation to be compliant.
- C. Design Request Lot #34 Ring Doorbell, Cameras: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting “yes” were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting “no” were Director Jones. The motion passes.

- D. Design Request Lot #35 Door Cameras: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Director Jones. The motion passes.
- E. Design Request Lot #36 PV Ring Camera Doorbell, Smoke Detectors: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Director Jones. The motion passes
- F. Design Request Lot #48 Two (2) Ring Cameras Doorbell and One (1) Driveway Camera: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Director Jones. The motion passes
- G. Design Request Lot #61 Ring Camera Doorbell: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Director Jones. The motion passes.
- H. Appeal of Violation: (Executive Session)
- I. Roof Inspections: This item has been deferred until the next Board of Director Meeting.
- J. Lanai Inspections: This item has been deferred until the next Board of Director Meeting.

NEW BUSINESS

- A. Design Request Lot #4 Surf Racks: On motion of Vice President Larson and second by Director Wellington, the Board denied the design request for surf rack. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Director (s) Wellington, Cory, and Jones. Those voting "no" were Treasurer Yamashiro, Prais and Whalen. The motion passes.
- B. Design Request Lot #9 PV Ring Doorbell, Camera, Smoke Detectors and Security Camera: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Director Jones. The motion passes.
- C. Design Request Lot #28 Art Décor and Ring Doorbell Cameras: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Director Jones. The motion passes.
- D. Design Request Lot#40 Solar Motion Lights, Art Seasonal Décor: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Director Jones. The motion passes.
- E. Design Request Lot #41 Solar Motion Lights, Art and Seasonal Decor: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Director Jones. The motion passes.
- F. Design Request Lot #43 Ring Camera Doorbell & Camera: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Director Jones. The motion passes.

- G. Design Request Lot #53 Ring Camera Doorbell, Wall Art and Hanging Plants: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Director Jones. The motion passes.
- H. Design Request Lot #54 Solar Motion Lights: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Director Jones. The motion passes.
- I. Design Request Lot #55 Ring Doorbell Camera Front Door: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Director Jones. The motion passes.
- J. Design Request Lot #56 Front Door Lock Change: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Director Jones. The motion passes.
- K. Design Request Lot #62 Ring Doorbell Camera: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Director Jones. The motion passes.
- L. Design Request Lot #67 Flag Light, Ring Doorbell Camera: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Director Jones. The motion passes.
- M. Design Request Lot #73 Ring Doorbell Cameras: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Director Jones. The motion passes.
- N. Design Request Lot #74 Ring Doorbell Camera Front Door: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Director Jones. The motion passes.
- O. Design Request Lot #76 Security Cameras: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Director Jones. The motion passes.
- P. Design Request Lot #85 Shed and Light: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Director Jones. The motion passes.
- Q. Design Request Lot #86 Ring Doorbell Camera, Small Art Object Above Back Door: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Director Jones. The motion passes.
- R. Design Request Lot #95 Ring Doorbell Cameras: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Director Jones. The motion passes.

- S. Design Request Lot #98 Ring Doorbell Cameras: On motion of Vice President Larson and second by Director Cory, the Board approved the design request. Voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Wellington, Cory, Prais and Whalen. Those voting "no" were Director Jones. The motion passes.
- T. Cam Security Camera Proposal: This item has been deferred until the next Board of Director Meeting.
- U. Lanai Fans & Cabinet Proposals: The Board asked that this item be removed from the agenda.
- V. Minor Carpentry Work Needed Proposals: On motion of President Landicho and second by Vice President Larson, the Board unanimously approved the proposal from Innovative Handyman to repair front column rot and repaint at 91-792, bellyband warped and front column rot at 91-772, upper window trim rot at 91-770 for \$1,570.73.
- W. Visitor Parking Signs Proposal: The Board asked that this item be removed from the agenda.
- X. Lanai Repair Proposals: On motion of Director Cory and second by Treasurer Yamashiro, the Board approved the proposal from Homeland Construction to repair the lanais at 91-759 (\$6,850.15) and 91-792 (\$9,465.32). Those voting "yes" were President Landicho, Vice President Larson, Treasurer Yamashiro, Director (s) Wellington, Jones, Cory, Prais, and Whalen. Abstaining was Secretary Windisch.
- Y. Performance Landscape Proposal: On motion of Secretary Windisch and second by President Landicho, the Board approved the proposal from Performance Landscape for lawn installation for \$1,764.20. Those voting "yes" were President Landicho, Vice President Larson, Secretary Windisch, Treasurer Yamashiro, Director (s) Jones, Cory, Prais, and Whalen. Voting "no" was Director Wellington.
- Z. Huelani Club House Lanai Use Revised Contract: On motion of President Landicho and second by Secretary Windisch, the Board unanimously approved the revised contract that owners must sign and agree to when using the Huelani club house lanai.
- AA. Roof Repairs: On motion of Vice President Larson and second by President Landicho, the Board unanimously approved the proposal from Edgar to repair roof at 91-241 that had water intrusion from the roof. The cost to repair was \$3,500.
- BB. Palm Tree Trimming: On motion of Secretary Windisch and second by President Landicho, the Board unanimously approved the proposal from Serentree to trim the Royal Palms for \$2,481.67.
- CC. Fining Policy: On motion of Vice President Larson and second by Secretary Windisch, the Board unanimously approved the fining policy for Huelani located in the House Rules.

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 March 19, 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