

HU'ELANI
BOARD OF DIRECTOR'S MEETING MINUTES
Wednesday, October 29, 2025

CALL TO ORDER

The meeting of the Board of Directors called to order at 7:02 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, Basil Wellington, Jennifer Prais, Josett Whalen, Kevin Cory, Mitch Goldstein, and Sam Jones.

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 Regular Board of Director Meeting minutes of Wednesday, September 17, 2025, as written.

TREASURERS REPORT

- A. Financial Report: The financial report for August and September 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 web site is doing well There have been many hits on the web site that shows people are using it to explore Huelani while checking out homes for sale. Need articles for the newsletter for October.
- B. Community Events – (Jennifer Prais) – Having a Halloween Community Event for October 31.
- C. Maintenance/Safety Committee (Mitch Goldstein) – No report
- D. Design Committee (Helen Landicho) – See “Unfinished and New Business”
- E. Landscape Committee – (Mitch Goldstein) – By unanimous consent of the Board, Mike Goldstein was approved as the new Chairperson.
- F. Recreation Committee – (Basil Wellington) Everything is good.
- G. Welcome Committee (Sam Jones) – No report
- H. House Rule Committee – (Sam Jones) – No report
- I. Water Fountian Committee (Luella Windisch) – Requested quotes from four (4) different Companies. Geobunga has a system and would need stone ordering for the fountains. Total cost would be \$2,398.47. The Committee is discussing the best fill for original basin and is waiting for quotes.
- J. Adjudication (Kellie Mikesell) – No report

UNFINISHED BUSINESS

- A. Roof Inspections: This item was deferred until the next Board of Director Meeting.
- B. Landscape Report: This item was deferred until the next Board of Director Meeting.
- C. Roof Cleaning Proposals: This item was deferred until the next Board of Director Meeting.
- D. Fitness Room Proposals: This item was deferred until the next Board of Director Meeting.
- E. Design request #43 Install P.V. Solar: The Board by unanimous consent approved the design request to install a new solar P.V. System.
- F. 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.
- G. 2026 Budget: The Budget Committee will be meeting in November to decide the 2026 Budget. This item is deferred until the Board of Director meeting.
- H. Lanai Inspection: With unanimous consent, the Board approved spending \$16,441 plus GET to have Homeland Construction repair the lanai at 91-800 Lukini Place.

NEW BUSINESS

- A. Design Request Lot #16 Install Solar P.V.: With unanimous consent, the Board approved the design request to install Solar P.V.
- B. Pool Pump: With unanimous consent, the Board approved CPSC to install a new pool pump for \$2,972 plus GET.
- C. 91-224 Replace Brick: With unanimous consent the Board approved Homeland Construction to replace the brick for \$1,939.16.
- D. Carpentry of Homes (5 EA): With unanimous consent the Board approved Innovative Handy Works to repair wood damage to homes, 91-257,91-237, 91-238, 91-239 Lukini Place, and 91-780 Launahale Street for \$1,256.58.
- E. Transformer Light Post: With unanimous consent the Board approved spending no more than \$4,000 from O&E Mateas to replace transformers on light post.

EXECUTIVE SESSION

None

NEXT MEETING

The next regular Board of Directors meeting is TBD. The Annual and Organizational Meetings of the AOAO is scheduled for Wednesday, November 12, 2025, 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 9:04 P.M.

Approved by:

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

Board Secretary