HU'ELANI
DRAFT BOARD OF DIRECTOR'S MEETING MINUTES
Wednesday, May 20, 2026
On-site Recreation Center

CALL TO ORDER

There being the presence of a quorum, the meeting of the Board of Directors of Hu'elani was called to order at 7:00 p.m. by President Helen Landicho. Lisa Bortle was the recording Secretary for the meeting.

ESTABLISH A QUORUM

Members Present:	Helen Landicho, Kevin Cory, Basil Wellington (via Microsoft Teams), Jennifer Prais, Josh Radi and Samuel Jones (arrived at 7:12 pm).
Member Excused:	Chris Larson, Mitch Goldsteinn and Josett Whalen
Present by Invitation:	Lisa Bortle, Management Executive (ME), Hawaiiana Management Co. and Kellie Mikesell, Site Manager (SM), Hu'elani Association

APPROVAL OF MINUTES

The Board, by consensus, approved the Regular Board of Director Meeting minutes of Wednesday, April 15th as corrected.

TREASURERS REPORT

The Board unanimously accepted the financial statement of March 2026, subject to audit.

COMMITTEE REPORTS *Any actions taken are listed under new and unfinished business accordingly.*

A. Communications (Kellie Mikesell) – It was reported that the next quarterly newsletter is scheduled for distribution in June, and confirmed that she will upload the approved April board meeting minutes on the association's website.

B. Community Events – (Jennifer Prais) – It was reported that there was a good community turnout for the easter and chili cookoff events, and there is no set date for future events.

C. Maintenance/Safety Committee (Mitch Goldstein) - No report.

D. Design Committee (Helen Landicho) - It was reported that PV guidelines will be updated as their associated forms are outdated, Lot 48 Solar System vote was unanimously ratified, and that a request for a yard art for lot 25 will be circulated.

E. Landscape Committee – (Mitch Goldstein) - No report.

F. Recreation Committee – (Basil Wellington) – It was reported that Treasurer Wellington is in the process of obtaining quotes for new flooring and equipment for the gym, and that he will circle back to the board with quotes. It was also reported that the remote for the A/C would be left in the fitness room due to power surges.

G. Welcome Committee (Sam Jones) – It was reported that there are multiple homes available for sale and to rent. There are no new residents to the community.

H. House Rule Committee – (Sam Jones) – No report

I. Water Fountian Committee (Josett Whalen) – It was reported that the drip system cannot be installed until the water valve is changed, which is expected to take place in the first week of June.

J. Adjudication (Kellie Mikesell) – No report.

K. Conversion to HOA Committee – (Mitch Goldstein) – No report

<u>SITE MANAGER'S REPORT:</u> Site Manager Mikesell provided a verbal summary of her written report. Any actions taken are listed under new and unfinished business accordingly.

<u>UNFINISHED BUSINESS</u>

A. <u>Road Sweep:</u> It was unanimously approved for Kleen Sweeps to proceed with the road sweep project at a cost not to exceed $1,800.00.

B. <u>Visitor Parking:</u> SM Mikesell Kellie provided a verbal update This item has been deferred until the next Board of Director Meeting.

C. <u>Water Investigation:</u> American Leak Detection is scheduled to complete an evening leak investigation later in the week. Further discussion was deferred pending completion of the investigation.

D. <u>Return on Huelani Investment Market Funds</u>: Deferred pending further discussion at the next regular meeting

E. <u>Financial Statement</u>: Discussion about the April financial report was deferred pending receipt.

F. <u>Brightview/Performance Landscaping Contract:</u> The edited draft was provided to John Morris office for review and input.

<u>NEW BUSINESS</u>

A. <u>Exterior Painting Proposals:</u> SM Mikesell reported that exterior painting proposals are expected to be received no later than June 5, 2026. Discussion was deferred pending receipt of all proposals.

<u>EXECUTIVE SESSION</u>
The Board adjourned into executive session at 7:55 pm to discuss delinquencies and action being taken, and reconvened to regular session at 8:29 pm.

<u>NEXT MEETING</u>
The next regular Board of Directors meeting is scheduled to be held on Wednesday, June 17, 2026, at the on-site Recreation Center-Upstairs at 7:00 pm.

<u>ADJOURNMENT</u>
There being no further items of business, the meeting adjourned at 8:30 pm.

Approved by:

Board Secretary

Prepared by: Lisa Bortle
Management Executive