

HU'ELANI  
BOARD OF DIRECTOR'S MEETING MINUTES  
Wednesday January 18, 2023

CALL TO ORDER

The meeting of the Board of Directors called to order at 7:03 p.m. by its President Gerald Denis.

ESTABLISH A QUORUM

Members Present: Gerald Denis, Jerry Hidalgo, Alan Yamashiro, Heather Milton (Dep. 8:42 P.M.), Luella Windisch and Samuel (Sam) Jones

Member Excused: Mark Megna, Robert Tremmel and Leo Green

Member Not Excused:

Present by Invitation: Craig Richter, Vice President, Training Management Executives, Hawaiiana Management Co. and Kellie Mikesell, Administrative Assistant, Hu'elani Association.

APPROVAL OF MINUTES

The Board, by general consensus, approved the minutes of Wednesday, October 19, 2022 as written.

The Board, by general consensus, approved the Annual and Organizational Meeting minutes Wednesday November 2, 2022.

TREASURER'S REPORT

- A. Financial Report: The financial report for October and November 2022 reviewed and accepted subject to audit.
- B. Delinquency Report: Was presented to the Board and discussed

COMMITTEE REPORTS

- A. Communications (Luella Windisch) – The newsletter sent out to all owners.
- B. Community Events (Gerry Denis) – The Holiday Party was well attended by all owners.
- C. Maintenance/Safety Committee (Kellie Mikesell) – Looking for ways to clean vinyl fencing
- D. Design Committee (Alan Yamashiro) – See “Unfinished Business”
- E. Landscape Committee (Jerry Hidalgo) – The valve in the ditch is bad and needs to be replaced.
- F. Recreation Committee – (Gerald Denis) – Everything is fine. Residents need to be reminded to lower umbrellas after use and do not leave them up.
- G. Welcome Committee – (Samuel Jones) – No new residents
- H. Adjudication (Kellie Mikesell) – There were 12 residents that placed their Holiday lights in their yards early of date as directed in the House Rules. The second notice of landscape (trees) hanging over yards went out.

UNFINISHED BUSINESS

- A. Hawaiian Tel Easement: This item deferred until the next Board of Director meeting.
- B. Tree Removal: On motion of Treasurer Yamashiro with a second by Director Milton, the Board unanimously approved spending no more than \$6,492.14 for tree removal.
- C. Design Request Lot #102 Placement of Sail Umbrella: On motion of Treasurer Yamashiro with a second by Secretary Hidalgo, the Board approved the design request to erect a sail umbrella provided neutral in color, owner responsible for cleaning and owner responsible for

removing sail umbrella when painting starts. Those voting "yes" were, President Denis, Secretary Hidalgo, Treasurer Yamashiro and Director Windisch. Voting "no" was Director Milton. Abstaining was Director Jones. The motion passes.

- D. Design Request Lot #102 Shed: On motion of Treasurer Yamashiro with a second by Secretary Hidalgo, the Board unanimously the design request for a shed.

#### NEW BUSINESS

- A. Dorr & Window Frames Responsibility: According to AOA Huelani Association Declaration Paragraph 4 Section 4.4 Limits of Apartments. "Apartments do not include (a) the perimeter or interior load bearing walls; (b) the door frames and window frames;" The door and window frames are the responsibility of the Association unless the owner caused the damage. If owner caused the damaged than the owner is responsible for replacement.

#### EXECUTIVE SESSION

None

#### NEXT MEETING

The next regular Board of Directors meeting scheduled for Wednesday February 15, 2023 at upstairs Recreation Center at 7:00 P.M.

#### ADJOURNMENT

There being no further items of business, the meeting adjourned at 9:06 P.M.

Approved by:

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

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Board Secretary