



MAUI SUNSET

Newsletter

First Quarter 2021

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MR. MAUI

In October we begin welcoming back our Maui Sunset Ohana. Travel restrictions remain in place limiting air travel to half of pre-pandemic levels. It is expected in the next couple of months travelers to Maui will be able to provide proof of being vaccinated instead of obtaining a pre-travel COVID test to be exempted from quarantine.

Maui Sunset has seen a year unlike any other. Stay at home orders, vacant beaches and condos, and fear of a deadly virus kept visitors to a minimum for most of 2020. Today with a strong vaccine rollout and pre-travel testing air travel is back to 50% of 2019. Spring break Maui Sunset is expecting occupancies back to 80%. Both are good signs for the future!

Our 1st quarter Spring newsletter includes minutes of the Annual meeting, 1st quarter meeting, and a special board meeting held March 4th. The Annual Meeting was held as a hybrid online/in-person. There were months of planning and re-planning as rules regarding meeting space changed. We learned a lot after a 10 hour Zoom meeting dominated by breaks for in person voting: the results of which followed essentially two proxy blocks.

Because of retirement and director turnover, 5 of the 7 board members are new. We are fortunate to again have motivated and qualified board members to usher in a post pandemic period. Please take a moment to read the Presidents' updates and General Manager's summary report.

Starting Monday, March 29th, we have a new tenant for our poolside activity desk. Blue Hawaiian Activities starts with 8am to 4pm hours. A fresh new look to the desk and new energy to our popular pool area. You can see their flyer in the newsletter on Page 16.

Your board just voted to broadcast all meetings online. This change was made from necessity during the travel restrictions. One positive outcome from this is greater access for all owners to participate and view meetings when not on the island.

Our newsletter will still be published 3 times per year. To help with costs if you would rather receive via the website www.mauisunset.me please contact the front desk 808-879-0674.

Mahalo!



2021 – 2022 MAINTENANCE SCHEDULE AND IMPORTANT DATES

Spring (approx July) 2021 "B" building ocean side repair

May 10–15, 2021 Lawn De-thatch

September 13 - 18, 2021 Pool Closure

June 7 - 11, 2022 Lawn De-thatch

August 15 - 19, 2022 Pool Closure

PRESIDENT'S REPORT ANNUAL MEETING JANUARY 2021

As I wrote my final President's report, I reflected on the last year. I am aware that it has been a difficult year for many with deaths and life-threatening illnesses affecting so many of us. To all of those who have been touched by these events we send our love and support. It has been a difficult year at Maui Sunset which went far beyond the smooth running of our Association. Reductions in visitors, new government and county regulations to implement, new CDC recommended safety measures to name a few. Our Manager has insured our operation continued despite reduced employees and flexed our services reducing costs we could not sustain. Thank-you Kari, for all you have done.

Despite the world-wide pandemic which affected us all with not only dangers to us personally, it also affected us economically. However, the Maui Sunset continued to have on-going expenses such as landscaping and insurance that we had to sustain. The Board priorities this year centered on enhanced homeowner communication, maintenance of the property and its values and fiscal responsibility. What have we achieved?

- With respect to Property and its values several major projects were completed:
- Dry stack project and replacement of our fire hoses.
- Hiring of a professional arborist to maintain our trees on the property.
- Parking lot resurfacing.
- Initiation of southwest corner of B building project by beginning the permitting process and procurement of archeologist services.
- Replacement of grills on the property.
- Completion of the installation of R1 services in our parking lot.
- Painting on the property.

Communications was an area which became a new challenge with so many owners not on the property. We were able to accomplish the following:

- Publication of three newsletters.
- Conducting of Board meetings via Zoom.
- Review and updating of the House Rules.
- Review of our CC&R's and of 514B.
- Establishment of new scheduling system.

Though the majority of the Board was absent on property due to the pandemic, it did not cause our efforts to move Maui Sunset forward to be paralyzed. Many personal hours of Board members were spent insuring communications were current and the work of the Board continued. I thank all of our Board members for their diligent efforts.

In the area of fiscal responsibility, we began the year with a budget which included the expectation that the execution of resolutions would pass the homeowner vote. Upon the failure of those resolutions, I as Treasurer, revised and reduced the 2020 budget taking effect in June 2020 resulting in a reduction in assessments. In addition, the following measures were implemented:

- Reduction in office hours.
- Furlough of employee.
- Holding open three unfilled positions.
- Reduction in services, such as refuse and propane.

(Continued on page 3)

(Continued from page 2)

- Reduction in employee benefits.

All of these measures, appropriate with our reduced occupancy, resulted in AOAO savings. As you can see the past year has been an active one. As my colleagues share their individual reports you will be aware of other initiatives which were accomplished this year.

During 2020 we experienced a change in Board membership. In February David Courson, a long serving Board member resigned and moved off the island. We reached out to the membership and sought out members interested in filling his remaining term. Four individuals stepped up and at a special meeting in May the Board appointed Leslie Richardson to fill the vacancy. Leslie, who is a CPA and experienced in business, quickly acclimated to the Board and began active contribution to Boards decisions. Leslie worked with our Treasurer and General Manager in the development of the 2021 budget. Also, through her and her husband's business she has provided new signage on our property. We also received the resignation of Harry Hecht from the Board in November. Thank-you Harry, for your years of service and leadership on the Maui Sunset Board.

Finally, I and the Board would like to thank the homeowners for all of your patience, support and understanding over this past year. Every year is a challenge, but this year was nothing we could ever have imagined. As I retire from the Board, I am confident that the on-going members of the Board and the four new members that you elect today will continue to work for the good of the AOAO. I wish you luck and smooth sailing and I look forward, as a homeowner, to your achievements in the years to come.

Respectfully submitted,

Sandra Hooper, President



NEW PRESIDENT'S MESSAGE

Aloha! My name is Debra Flynn. I joined the AOA Board of Directors in January 2020, and I now serve as its newly elected President. My husband, Jim, and I are from Chicago and recently retired to Southeastern Florida. We have owned our unit (A504) at Maui Sunset since May 2008. We bought our unit because we thought that the property was ideally located for our needs and was the most beautiful property we visited, and it remains so today, 13 years later.

We do have exciting times ahead of us as we face the challenges of an aging property, the need to implement plans to keep all of our owners and guests safe and maintain the legendary beauty of Maui Sunset. While all 7 of us are relatively new to the Board (1 year or less), our predecessors have left us in a good position. Our financials are sound, we have a strong reserve position and excellent partners supporting our efforts. But we do not intend to rest on the laurels of our predecessors!

We have many ideas for ways to continue improving life at Maui Sunset, all aimed at keeping the property beautiful, safe and sound, while enhancing owner participation in these efforts. Some of what we have planned includes:

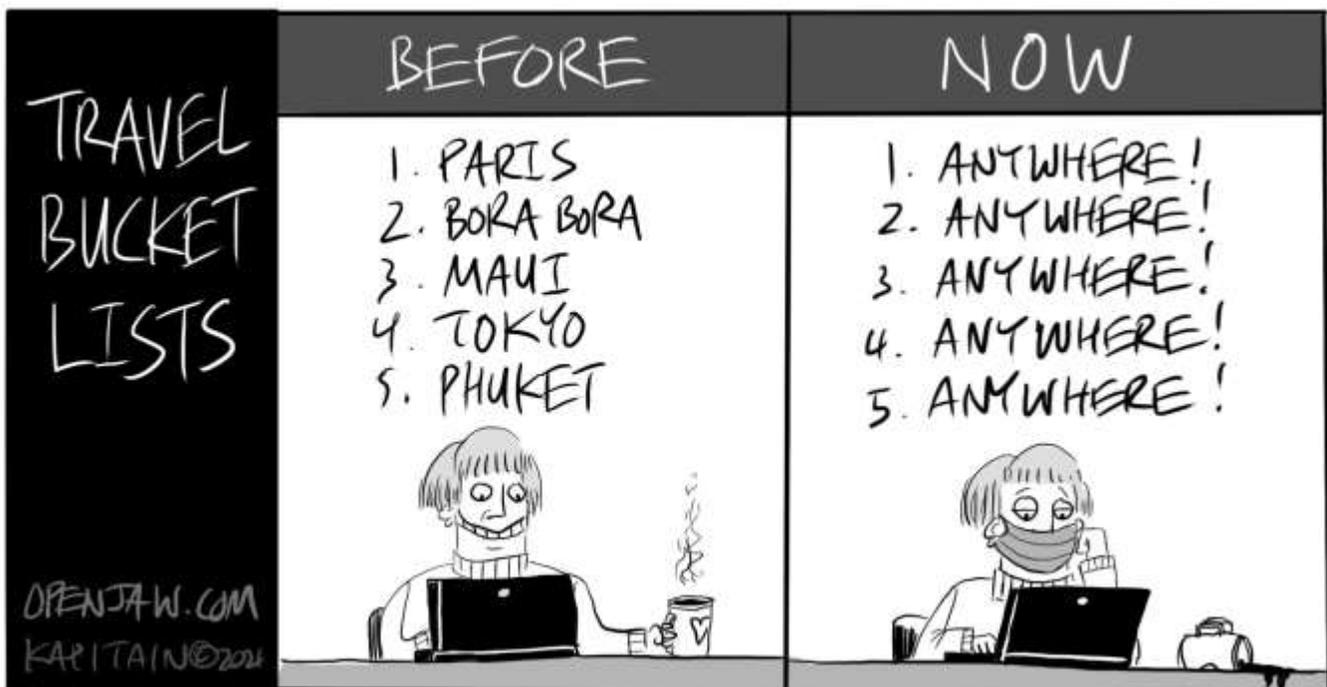
- Hosting 2 open Owners' Forums per year, via Zoom, giving all owners the opportunity to share their vision for Maui Sunset and capturing ideas in a Wish List format that we will track and report on at each Board meeting
- Enhanced website capabilities and lots more useful information
- Virtual Board meetings allowing more owner attendance
- A long-term plan for addressing building and sewer line maintenance
- Re-negotiating contracts with vendors, including our activity desk and internet/TV contracts
- Exploring additional security measures and availability of more storage facilities
- Cross referencing our current bylaws with Hawaii Revised Statute §514B

Well, I think that will keep us busy for this year!

Thank you for the opportunity to serve on the Board, and to my fellow Board members for electing me as President. It is a duty I take seriously, and I am enjoying every minute. Please do reach out to me at debra.flynn90@gmail.com I am always happy to hear from fellow owners.

Mahalo!

Debra



GENERAL MANAGER'S ANNUAL REPORT—KARI DAVIS

Aloha Board Members and Homeowners! Happy New Year! I am thankful for a new year and look forward to recapping the positive accomplishments at Maui Sunset for the previous year.

Grounds –

Sonny and his crew were busy this year. In addition to the weekly service of mowing the park and property, cleaning the parking lots, keeping sprinklers working properly and pulling weeds by hand throughout the property, the team also 1) added grass and palm trees on the right side of the office and moved the bushes to the pool fence where we tend to have people jump over the fence, 2) filled in the pit near the B smoking bench and removed the pile of dirt that had been there for 2 years and added sod and sprinklers to that area 3) worked with the landscape contractors to do the R-1 work to the parking lots 4) added dirt and sod raising up the elevation next to the B building lanais the entire length of the building 5) dethatched May 4th 6) added plants around trees to discourage climbing and 7) landscaped along back wall of the courtyard. The “old man”, Danitio, who has worked for Sonny at Maui Sunset 6 days a week for over a decade, finally retired at the age of 80. We will miss his smiling face and kind spirit around the property.

Buildings

This year I coordinated several projects to the buildings. 1) Dry Stand Pipe testing was completed 2) 50 new fire hoses were replaced and certified 3) 28 exit emergency lights were replaced with LED lights with battery backup to bring up to code 4) walkways in both buildings were painted, B building has some walkway edges and the lanai over office still needs to be painted 5) all 20 elevator doors were painted 6)

new signs on stairwell doors cautioning exiting stairwell and pedestrian traffic on the outside as exit the stairwell 7) hand sanitizer units installed in all elevators and office 8) common area doors replaced or repaired 9) both buildings power washed on the walkway side. 10) Posts painted on lanai's at the end of the buildings A1, A22, B1, B23 stacks to prevent corrosion 13) Roof lights were found to have corroded bolts and attachments, a couple were remounted for safety.

Property –

Our team also accomplished many projects around the property. 1) Palm trees were trimmed 2) Arborist hired to inspect trees and do strategic trimming for health and longevity of trees on property. 3) A side Shuffleboards have been repaired and painted. 4) BBQ lights and poles were painted and new BBQ's and covers were purchased 5) recycle bins were repainted 6) new Jacuzzi sign installed 7) Indoor pest spraying 8) Waterfall electric pump repaired 9) concrete pads in front of the BBQ benches on the B side. 10) Both parking lots resurfaced.

A Special Thank You -

I want to take a moment to thank the Owners for their many suggestions for a better Maui Sunset and to acknowledge the love that you feel for this wonderful home. I also want to thank the Board of Directors for the continued direction and guidance during the many difficult and unprecedented situations over the last year. I especially want to thank Sandra Hooper, Board President, for the many unseen hours dedicated to the work on behalf of the Homeowners. I personally know how many hours you worked and I want to thank you. I appreciate her husband Joe, for supporting her even when I interrupted their dinners with late evening phone calls. I want to thank her for the constant encouragement, mentorship and shoulder to lean on for me. Sandra, thank you for your tireless, invaluable, dedicated, honest and fair work as Board President, Treasurer and Insurance Director. Maui Sunset AAO has been blessed to have you. I look forward to working with the newly elected Board members for the years to come.

Stay safe, healthy and happy!

Mahalo! Kari Davis, General Manager

2021 MAUI SUNSET OWNERS' FORUM MEETING

Aloha Maui Sunset Homeowners,

On February 4, 2021, the newly elected Board hosted a virtual Owners Forum meeting for the express purpose of discussing with owners the things they would like to see happen at MS in the coming 12 months. Prior to the virtual meeting, we solicited feedback from owners asking for "the wish list". Several owners wrote back, submitting great suggestions for ways in which to improve our little piece of Paradise. Additionally, we had a lot of active owner participation on the Owners Forum call.

Walt Smith, Treasurer, captured all of these wish list items in a chart, which we then used to assign the appropriate committee member and a timeline to each item. We have been reviewing the list and prioritizing based on what we heard from owners is most important as well as what we know is critical to the structural integrity of our buildings. We also identified those items that are relatively quick fixes and can be addressed easily and with minimal expense.

Our goal is for each Committee Chair to report progress on the wish list items at each quarterly meeting of the Board. We also intend to post this document on the website as soon as we can complete the website update. It is also our intention to host a second Owners Forum meeting in July 2021 to review status and solicit feedback and additional comments from our owners. Finally, we are exploring the ability to implement an electronic suggestion box wherein you can go to the MS website and enter your suggestions right on line.

We feel very positive about this approach; believing it will continue to foster open communication and transparency. We all want the same thing – a beautiful, healthy, and sound Maui Sunset. That will happen if we are all in the canoe paddling together and in the same direction.

Mahalo,

Debra Flynn

President

2021 Maui Sunset Owners' Forum Meeting				
Items for consideration				
		ACTION	BY WHOM	BY WHEN
Building/LRP	Spalling / Construction		Brassington/Bazant	Update May mtg
	Accurate planned annual schedule and priority over other maintenance push for catch up this year due to no spalling done in 2020			
	Quarterly updates concerning the proposed permanent lanai repair, which may be happening in Spring 2021.			
	Quarterly update concerning the B side major construction, which may be starting in May 2021.			
Building/LRP	Create workplan for removal of lanai carpeting as passed at 1/29/2021 AHM		Brassington/Bazant	Update Jan mtg
Building/LRP	Building Lighting		Brassington/Bazant	Update Jan mtg
	There are known opportunities to have a significant impact on total annual power via optimization of hall and center spot lighting.			
Building/LRP	Building Power Review		Brassington/Bazant	Q1 2022
	As part of the last solar review the power loads on building A were substantially higher (~1/3rd more) than building B. Additional loads include the pool area, central common area lighting, and well pump. Attempts to rectify this with the pool and other loads were unsuccessful. We need to know why this load is so high to determine if we have a problem or opportunity.			
Building/LRP	Solar Power Review		Brassington/Bazant	2022/2023
	On initial install there were ~6 panels not connected and result a net negative power for the year (with moderate cost). Subsequent years appeared to be near perfect. Maui does or did not have net-metering so the goal was to generate just over the annual needs; anything under is wasted money.			
	Review output including ensuring all panels are working, cleaning schedule is sufficient, and generation remains consistent with original numbers.			
Building/LRP	Solar Power Re-purposing		Brassington/Bazant	Q2 2022
	Current solar is balanced to current loads. As long as loads are covered there is no immediate value from just reducing loads further. We can however obtain substantial cost reductions by re-purposing the power. For example, Reduce hall lighting via LED and exchange (or supplement) the hot tub from gas to electric to use the excess "free" power.			
Building/LRP	Air Conditioners		Brassington/Bazant	2022
	Investigate air condition efficiency as a possible option for owners - the initial impression is there is little opportunity at high cost. What I am interested in is the dual zone ductless heat pumps which would allow for removal of the bedroom A/C and replacement with cooling sourced from the lanai (ie quiet!) Opportunities here are more long-term than immediate.			2022
Building/LRP	Building Security		Perry Brassington	2021/2022
	1. Cameras installed in stages	Obtain updated quote;		Present at May mtg
	a. priority: parking lots, stairways, elevators	review budget impact		
	b. inner courtyard			
	c. pool			
	2. Additional security personnel	Review budget impact		Update at Aug. mtg
	3. Increased building and property lighting	Put together work plan		
		review reserves; price		
	4. "neighborhood watch" initiative?			
	5. Monthly security reports via email to owners	Review availability w/KD		Update at May mtg
	6. Set up system to alert owners of security issues	Review availability w/KD		
Building/LRP	Expand FOBS to elevators and stairway door	Obtain quote; review budget impact	Davis	Update at May mtg
Time Share	Time Share Laundry Bins - remove from hallways as per motions made, fines as per established previously		Blain Nelson	Completed
Amenities	Pool		Blain Nelson	
	Install Lane Swim 8-9am daily	Get quote; talk to Davis/Elvin re install		Update at May mtg
	Investigate shutting the pump off when the pool is closed to reduce costs.		Davis	Update at May mtg
	Evaluate the ROI of a simple cover applied to hot tub from 10PM- 8AM to maintain spa heat and reduce costs		Davis/Smith	Update at May mtg
	Is the concrete insulated? If not consider long term plan to rebuild to insulate		Davis	
Amenities	Storage		Blain Nelson	2021/2022
	Obtain cost proposal to add storage to 2nd floor balcony over office and gym			
	Publish storage waiting list on website			
	Evaluate cost of storage increases; have a long term plan to review annually			
	Evaluate current storage footprint - where can we optimize space for more?			
	Update current?			
	When voted on it was decided that Elvin could reasonably fix the sauna.	Repair scheduled 5/2021	Blain Nelson	Update at May mtg

Amenities	Gym		Nelson/Davis	
	Install air filtration system, new A/C, hand sanitizers, etc.	Purchase; Elvin to install		Work to be completed May 2021;
	Monitor Hawaii Dept of Health & CDC guidance for re-opening of gym	Put together process to facilitate reopening		
Communications	2020 police sting on property - write letter to mayor, chief of police	Write letter to COP	Steve Meyer	Update May mtg
Communications	Electronic suggestion box for owners	Explore options	Steve Meyer	Update May mtg
Communications	Survey Monkey as way to solicit feedback from owners and guests	Explore options	Steve Meyer	Update May mtg
Grounds	If we cannot maintain the grass quality in the park due to the R1 water, we should look at cutting costs and have County take over mowing and maintaining their park. What impact to our costs?	Explore feasibility of County take over and impact to MS costs	Leslie Richardson	Update at Nov mtg
Grounds	Install fencing around parking lot dumpsters	Obtain quotes for work; review budget impact	Leslie Richardson	Update at Nov mtg
Grounds	Plant more Hawaiian flowers in the interior courtyard flowerbeds	Meet w/Sonny to create plan; get quote for flowers; review budget impact	Leslie Richardson	Update at May mtg
Grounds	Beach to the south has trees needing to be trimmed, take up with County		Leslie Richardson	2022
Grounds	Obtain proposal for cost of adding key pad door locks for rental units so that guests just have to show up during limited hours to pick up pool fobs.		Leslie Richardson/	2022
Grounds	Verification/optimization of torch schedules to best match guest utilization.	Meet w/K. Davis to review options	Leslie Richardson	Update at May mtg
Grounds	Lanai Sun Shades	Obtain quote; review budget impact	Leslie Richardson	Update at Aug mtg
Grounds	Trash room doors on the ground floor by handicapped parking need replacing - B building	Meet w/K. Davis to review; obtain quote; review budget impact	Leslie Richardson	Update at Aug mtg
Grounds	Bedroom sliders replaced by contractors this year ruined the newly painted walkways . Can they be repainted, and is the contractor responsible for these charges?	Meet w/K. Davis to review	Leslie Richardson	Update at Nov mtg
Grounds	Our beach park has experienced substantial erosion over the last year , and with climate change will continue to deteriorate faster each year. Ultimately a rock retaining wall will be required; how long we allow the deterioration prior is the question. It is a large undertaking and likely to take 3 - 5 years to plan and fund - this needs to occur starting now. Given long schedules this issue is considered urgent to start ASAP.		Leslie Richardson	2022
Grounds	Discuss with appropriate government agency the removal of trees/debris blocking walking path along beach.		Leslie Richardson	2021/2022
Grounds	Add shade plantings outside pool area to increase shade spots in pool	Meet w/Sonny to create plan; get quote for flowers; review budget impact	Leslie Richardson	Update at Aug mtg.
Finance	Office Expense			
	Look at ways of streamlining the office ie: put mail boxes on grounds so staff do not have to deal with handing out mail and packages to owners.	Discuss w/K. Davis; consider during August; review budget impact	Walt Smith	2021
Finance	Solar Lease		Walt Smith	2022 and 2023
	The original solar lease was for 10-years and should have been structured for the Maui Sunset to own the panels at the end... it wasn't. This represents both an enormous loss and opportunity.			
	The panels and associated inverters are warranted for 25 years (verify), which leaves 15-years of free power after the original contract.			
	The panels will have little value to the bank (verify) if the Maui Sunset was to terminate the lease without extension, yet we would be subjected to higher grid power prices per KWH.			
	Maui Sunset should look to buy-out the panels outright (ideal), or negotiate a short term lease to buy (at current \$/KWH)			
	Another option is a continued lease as-is but at a lower \$/KWH; this seems less desirable for both parties.			
Rules & Regulations	Executive Session Minutes			
Rules & Regulations	Ownership of a Maui Sunset unit is a significant investment for many owners. Some owners don't understand how decisions concerning their investment are made. Given that owners are entitled to review most of the minutes from executive sessions, doesn't it make sense to add them to the newsletter with the other minutes?	Review Roberts Rules of Order to proper protocol; review with counsel.	Debra Flynn	Update at May mtg
Rules & Regulations	Temperature check upon check in of all guests and provide negative covid test documentation for office files	Discuss process with K. Davis	Debra Flynn	Update at May mtg
Rules & Regulations	Develop community storage rules, including no deeding of storage units to heirs; document in House Rules	Work w/Storage Committee	Debra Flynn	2022
Rules & Regulations	Review rules for pool	Review House Rules; form owners' focus group; discuss w/K. Davis	Debra Flynn	Update at Nov mtg

DRAFT MINUTES OF THE 2021 ANNUAL HOMEOWNERS MEETING
Association of Apartment Owners of Maui Sunset
Annual Homeowners' Meeting Minutes
January 29, 2021

BOARD MEMBERS PRESENT

Sandra Hooper, President and Treasurer; Susan Bharvani, Vice President; Jack Wetherall, Secretary; and Directors Debra Flynn, Steve Meyer, Leslie Richardson

OTHERS PRESENT

Kari Davis, General Manager; Shaun Thayer, CPA; and Rosie Davidson / Chelsea Davidson, Carbonaro, CPAs & Management Group

I. CALL TO ORDER

President Hooper called the meeting to order at 8:47am, HST via Zoom.

Debra Flynn was Recording Secretary Pro Tem for the meeting.

II. DECLARATION OF A QUORUM

A quorum was declared with 88.09% present in person or by proxy.

III. NOTICE OF MEETING

It was certified that a Notice of Meeting and Meeting Agenda were sent to all owners and directors and posted on property in accordance with Hawaii state law.

IV. CONDUCT OF MEETING

The President announced that registration for the annual meeting was conducted in the Maui Sunset front office, but the annual meeting would be held virtually using Zoom technology. At the start of the meeting, President Hooper outlined the protocols for participation in the meeting; namely, using Zoom technology to "raise hand" to be recognized by the Chair. Those without access to Zoom were able to join the meeting via telephone (audio only).

The President announced that the meeting would be conducted in accordance with Robert's Rules of Order, Newly Revised.

V. APPROVAL OF MINUTES

Minutes of the January 24, 2020, Annual Owners Meeting were distributed to owners at registration and were available on the Maui Sunset AOA website under Documents. President Hooper called for waiving of reading of the minutes and asked if any corrections.

Motion: Move for a correction to the minutes to reflect that the motion to pay Directors for travel expenses and per diem did not pass in accordance with Article III, Section 9 of the AOA bylaws and 514B-107(d). Strike "The motion passed by a majority vote" adjacent to the voting results on the motion to approve travel and per diem expenses and replace with "The motion failed".

Leagh Randle / Harry Hecht

Following discussion, a vote of the owners was called. By way of special ballot, the motion passed with 46% in favor of adopting this change to minutes and 40.58% opposed to changing the minutes.

Minutes of the January 24, 2020 meeting will be changed to reflect that the motion to approve use of Association funds to pay members of the Maui Sunset Board of Directors for their travel, Directors' fees and per diem in accordance with the conditions of Article 3, Section 9 of the bylaws of the Maui Sunset AOA for the remainder of the calendar year of 2020 and after February 1, 2020, did not pass. The minutes as otherwise written were approved.

VI. REPORTS OF OFFICERS

President/Treasurer Hooper gave the President's Report and Treasurer's Report.

McKeen Kessel made a motion to approve and install security cameras as detailed in the Black Hawk bid of January 17, 2019, for a seven (7) camera system with capability to expand the total costs of approximately \$15,000. President Hooper advised that the motion was out of order and needed to be brought under New Business.

President Hooper noted the following updates to the budget report for 2021:

1. There is no income from the activity desk reflected in the 2021 budget.
2. We continue to explore new opportunities for adding revenue.
3. Insurance increase should be budgeted at 5%, not 3%.
4. We are 3% over new budget and flat since 2019.

The Association Independent Auditor was introduced. CPA Shaun Thayer performed the year-end audit, December 31, 2020, and issued a clean opinion. The Auditor's Report for the year ending 2020 was adopted by unanimous consent.

Leagh Randle asked if we could hold annual meeting later than end of January to allow the auditors more time to complete our audit. President Hooper asked that Mr. Randle raise the issue under New Business.

Mr. Dave Palmer asked of the total funds in reserves, what percent is that of the full required reserves.

The auditor responded that the AOA uses a cash flow method of accounting requiring that the AOA have enough funds in reserve to pay for the next year's projects. As of 12/31/20, we have \$1.157M in reserves and \$724K in planned 2021 and 2022 expenditures.

The General Manager and all Committee Directors gave their respective reports.

Allan Harris stated concerns about recent use of Maui Sunset unit(s) for a police sting. Asks that we write a letter to the Mayor and Chief of Police voicing our concerns with being named in the newspaper article. Recommends we seek legal guidance. New board will review.

Mary Donlevy and Perry Brassington asked about alternatives should commercial insurance continue to increase; the answer being to monitor the market and explore alternative carriers.

Steve Meyer asked for volunteers to help develop new website.

Leagh Randle requested that spalling repairs be prioritized in 2021.

Harry Hecht requested making a motion on lanais. President Hooper advised motion out of order at this time and should be made under New Business discussion.

VII. ELECTION OF DIRECTORS

With the terms of Sandra Hooper, Susan Bharvani and Leslie Richardson expiring, plus the resignation of Harry Hecht, there are four vacancies on the board. The voting is to fill three 3-year terms and one 1-year term. There were 2 owners appointed to serve as Inspectors of Election. There were 5 candidates presented for the 4 open positions on the Board. President Hooper called for nominations and additional candidates from the floor. There being no further nominations or candidates, a call for the vote was made and elections conducted. The 3 candidates with the highest percentage votes will serve three-year terms and the fourth highest percentage vote will serve the one-year term. The results of the vote were:

Perry Brassington	91.08% - 3-year term
Blaine Nelson	116.4% - 3-year term
Leslie Richardson	44.7% - 1-year term
Walt Smith	95.3% - 3-year term
Mark Matthews	0.38% - not elected

VIII. NEW BUSINESS

Motion: To approve use of AOA funds to pay members of the Maui Sunset Board of Directors for their travel and per diem for this and future meetings.

Ed Meyer / Joe Hooper

By way of special ballot, the motion failed with 40.21% in favor and 46.03% opposed.

Motion: To approve and install security cameras as detailed in Black Hawks bid of January 2019 for a seven (7) camera system with capability to expand at a total cost of \$15,000.

McKeen Kessel / Harry Hecht

President Hooper called the motion out of order given the proposal is 2 years old, financials are not up to date and the efficacy of the cameras is not up to date. President Hooper stated it would require another proposal with current cost and technology for homeowners to review and vote on at the next annual meeting.

Further debate on the motion followed. President Hooper restated the motion is out of order. Mr. Kessel appealed the ruling that the motion is out of order. Allan Harris pointed out that the 11th edition of Robert's Rules page 250 under TIMELINESS REQUIREMENT FOR A POINT OF ORDER, it states that "After debate on such a motion has begun ...- a point of order is too late", therefore as debate had occurred, Mr. Kessel's motion cannot be found to be "out of order". President Hooper thanked Mr. Harris for his contribution, noted that Robert's Rules of Order is now in its 12th Edition and then called an end to the discussion of the 2019 proposal, deferring the matter to the new Board for review.

Motion: A motion stating that in no later than three (3) years, all lanai carpet is to be removed and replaced with tile or other suitable material, with a waterproof barrier installed underneath, as approved by the Building Committee, and that no further carpet be placed on lanais in the future.

Harry Hecht / Mary Donlevy

Discussion followed and the motion was called to a vote. The motion passed with 46.77% in favor of the motion and 40.95% opposed.

Motion: A motion that the Board revisit the rental of storage units at the Maui Sunset, complete a marketing analysis of current local storage pricing and based on this research, the Board increase storage rental fees to the current market value by August 30, 2021.

Teresa Sorenson/

President Hooper ruled the motion out of order stating storage units being common elements are the responsibility of the Board to review. President Hooper deferred the matter to the new Board for review.

IX. ANNUAL RESOLUTIONS/UNFINISHED BUSINESS

President Hooper advised that the intent is to ask by a show of hands for any objections to adopting each of the four (4) resolutions, as we would do if we met in person.

The following resolutions were ratified and adopted by unanimous consent:

- (a) Ratification of Board's Selection of Accounting firm, Carbonaro CPAs & Management Group
- (b) Resolved that any excess of membership income over membership expense for the year ended December 31, 2020 shall be applied against subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.
- (c) Ratification of January 28, 2022 as the next Annual Meeting date.
- (d) Ratification of the actions of the Board for 2020 and including this Annual Meeting.

Mary Donlevy objected to the ratification of all Board actions for 2020 including this Annual Meeting. Dr. Donlevy withdrew her objection to ratification of this point on the condition that the Board will seek a legal opinion on whether or not it is acceptable in a meeting to rule without legal backing that a motion duly made and se-

conded is not valid and not allowed to be called to or voted upon. The Recording Secretary was instructed by President Hooper to capture this objection in the Minutes of this meeting, with referral of the matter to the new Board.

President Hooper called for the meeting to be adjourned at 5:30p.m. HST. Walt Smith noted that a vote to adjourn the meeting was not called and the results of the motion and vote called for on the lanais, as made by Dr. Hecht, had not been announced and therefore the meeting was not adjourned. President Hooper recognized that the meeting was not yet adjourned and still in order.

The vote on Dr. Hecht's motion was announced.

Motion: A motion to cover the Board's 2021 travel expenses and per diem.

Leagh Randle / Ed Meyer

Motion Amended: To amend the motion to limit travel expenses to two (2) in-person meetings.

Harry Hecht / Perry Brassington

President Hooper stated that according to Robert's Rules of Order, if a motion is made and a vote is taken there cannot be a repeat vote on the same topic at the same meeting. Mr. Ed Meyer's motion was called to vote, and the motion failed. Therefore, the travel and per diem expenses are not approved. The matter can be taken back to the owners by the new Board at a new meeting.

ADJOURNMENT: The meeting adjourned at 6:10p.m. HST.

Debra C. Flynn

Recording Secretary, Pro Tem

Directors Airfare expenses to attend the Annual Homeowner and First Quarter Board Meeting, January 29 2021

Name	Coach Airfare	Honorarium
Sandra Hooper	-	\$250
Susan Bharvani	\$270.20	\$250
Jack Wetherall	\$778.71	\$250
Leslie Richardson	\$268.10	\$250
Steve Meyer	\$540.20	\$250
Debra Flynn	-	\$250
Open Position	-	-

**Association of Apartment Owners of Maui Sunset
Board of Directors' Regular 1st Quarter Meeting
February 4, 2021
Meeting held via Zoom**

BOARD MEMBERS PRESENT

Debra Flynn, Steve Meyer, Perry Brassington, Walt Smith, Blain Nelson

OTHERS PRESENT

Kari Davis, General Manager

CALL TO ORDER

The meeting was called to order at 12:30p.m., HST.

DECLARATION OF A QUORUM

A quorum was declared.

NOTICE OF MEETING

It was certified that a Notice of Meeting and Meeting Agenda were sent to all owners and directors and posted on property in accordance with Hawaii state law.

CONDUCT OF MEETING

The meeting is being recorded using Zoom technology. Debra Flynn will prepare the minutes of the meeting.

MODIFICATION OF AGENDA

Motion: Suspend the rules and modify the agenda to elect the officers of the Board prior to approving the minutes.

Debra Flynn/Steve Meyer; Carried unanimously

ELECTION OF OFFICERS

The following officers were elected for 2021

President	Debra Flynn
Secretary/VP	Steve Meyer
Treasurer	Walt Smith

One owner will be elected by the Board at a special Board Meeting to fill the current vacancy left by Jack Wetherall. The Board will review the bylaws and 514B to ensure Leslie Richardson's election at 1/29/21 meeting met criteria of both.

APPROVAL OF MINUTES

Motion: Waive reading of minutes of the November 6, 2020 fourth quarter Board meeting and approve as written.

Steve Meyer/Perry Brassington; Carried unanimously

COMMITTEE ASSIGNMENTS

Debra Flynn	Rules & Regulations, Human Resources, Insurance
Steve Meyer	Communications and Public Relations
Walt Smith	Finance, Insurance
Blain Nelson	Amenities and Time Share Liaison
Perry Brassington	Building & Long-range Planning
Leslie Richardson	Grounds & Beach
New Board member	Building & Long-range Planning

RESERVE ITEMS

Motion: Approve needed Replacement Year 2020 expenditures as noted in the Reserve Study dated December 12, 2019.

Steve Meyer/Perry Brassington; Carried unanimously

Motion: Approve needed Replacement Year 2021 expenditures as noted in the Reserve Study dated December 12, 2019.

Perry Brassington/Walt Smith; Carried unanimously

OTHER BUSINESS

Board discussed options for Activity Desk vendor.

Motion: Approve contract with Boss Frogs with a 60-day termination clause

Steve Meyer/Perry Brassington Carried unanimously

Discussed possibility of partnering with outrigger canoe company to rent canoes from beach area in front of Maui Sunset. Steve Meyer/Blain Nelson will research and bring contract to Board for review.

The Board agreed to create a list of 2021 priorities to include:

Building B repairs

New activity desk vendor

Internet/TV contract

Address items on Owners' Forum log

Bylaws and 514B review

2021 BOARD MEETING DATES

The 2021 Board of Directors Quarterly meetings will be held:

Friday, May 7th

Friday August 20th

Friday October 29th

Meeting Adjournment

The meeting adjourned at 2:00 p.m. HST.

Maui Sunset Association of Apartment Owners
Board of Directors Special Meeting – Draft Meeting Minutes
March 4, 2021

CALL TO ORDER

President Debra Flynn called the meeting to order at 8:32am HST.

QUORUM ESTABLISHED

A quorum was established with all six (6) Board members present.

Kari Davis, General Manager, was also in attendance.

CONDUCT OF MEETING

President Flynn established this to be a special meeting of the Board. She asked that all owners direct their questions to her following the meeting and she will respond to each.

NEW BUSINESS

Virtual Board and Homeowner Meetings

Motion: To implement a policy whereby each Board member attends a Board meeting virtually twice a year. The meeting dates wherein the Director participates virtually will be up to the individual Board member and allow owners the option of attending every meeting virtually.

Motion Amended: The Board will implement a policy whereby all Board and homeowner meetings will afford Board members and homeowners the ability to attend meetings virtually.

Meyer/Brassington Carried unanimously

Electronic Voting

Motion: The Board will explore electronic voting for future Board and annual meetings.

Flynn/Richardson Carried unanimously.

Spectrum Internet and Cable TV Contract

Steve Meyer introduced new Spectrum internet and cable TV contract. Following discussion, approval of contract tabled pending Board review of finalized contract with Spectrum.

Activity Desk Contract

Motion: Accept the new Activity Desk agreement with Blue Hawaiian Activities.

Motion amended: To move forward with Blue Hawaiian Activities as activity desk vendor pending mutual agreement on contract terms and activity desk renovations kept to \$10,000.

Flynn/Nelson Carried unanimously.

President Flynn will distribute contract to entire Board for review prior to final approval.

ADJOURNMENT

The meeting was adjourned at 9:35am HST.

The Board will reconvene in Executive Session for the express purpose of selecting a candidate to fill the vacancy left by Jack Wetherall's resignation.

“B” BUILDING CONSTRUCTION UPDATE

“B” Building 23 stack construction originally scheduled for a Spring 2021 start is delayed. The building permit for the B-side project continues to make slow progress. As of March 18th, the permit has received approval from Building, Engineering, Wastewater, Fire & Health Departments, and pending approval from Water & Planning (Special Management Area Assessment for archeological survey). This news means that if the permit is approved in time for a July start date, construction can be completed by Thanksgiving 2021. Like the

“A” side the master bedroom will be unusable during the construction. Noise and dust will be a factor during the working hours for approximately four months.





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HAWAII PLANS FOR POST-PANDEMIC TOURISM, STARTING WITH KAUAI

The report says that “tourism needs to be managed responsibly so that the residents and destination may thrive.”

By Allan Parachini

Honolulu CIVIL BEAT

LIHUE, Kauai — Hawaii has released a new blueprint for redefining tourism in the post-COVID-19 era by mitigating community concerns over traffic and overcrowding on Kauai while maintaining the benefits from the state’s dominant industry.

It could dramatically alter the visitor experience on the Garden Island, but the head of the Kauai Chamber of Commerce stressed the need for airlines to be part of the solution by limiting the number of seats sold on flights.

The “Kauai Destination Management Action Plan” is the first in a series of publications published by the Hawaii Tourism Authority that will consider tourism issues on each island in the state individually.

Kauai was first in line because it has had the lowest number of COVID-19 cases among the five counties, and its perceived safety from the disease makes the county’s tourism needs unique, according to the new analysis.

The plan for Maui County was supposed to be completed at the same time as Kauai’s, but the process was delayed by an inability to organize community input meetings on Lanai after a spike in coronavirus

cases last year, HTA spokeswoman Marisa Yamane said.

HTA was working to finalize the plan for Maui, including Molokai and Lanai, she said, adding that “the Hawaii island process is well underway, and Oahu’s process is expected to begin in March.”

The study’s stated purpose is to “rebuild, redefine and reset the direction of tourism” in Hawaii as the state begins to emerge from the pandemic, which effectively shut down the tourism industry last spring.

However, many were skeptical that the wide array of goals could be achieved in just three years.

“There’s a lot of ambition in the plans that is not shorter than a 10-year plan. It’s a long road,” said Ben Sullivan, energy and sustainability coordinator for the Kauai Office of Economic Development.

Kauai is a popular destination for its beautiful scenery, but officials want to promote responsible tourism.

The plan stressed the effects of the pandemic on the tourist industry, which generated \$17.75 billion in revenue in 2019 — the year before the pandemic broke out. The boom “put pressure on some of our destinations and communities,” according to the report.

A key objective is developing “regenerative tourism,” which is the idea that visitors leave a place better than it was before.



As vaccines raise hopes the industry can be put on the road to recovery, the report said, “tourism needs to be managed responsibly so that the residents and destination may thrive.” The tone is very different from many previous HTA marketing documents.

Fred Atkins, head of Kauai Kilohana Partners, which operates a well-known restaurant and tourist center here, said the recent arrival of John De Fries as HTA’s new president and CEO has enhanced the agency’s credibility after many years of criticism that it was focused exclusively on marketing travel to the islands.

Flickr: Marc Tarlock

(Continued on page 19)

(Continued from page 18)

“We need to keep the lines of communication open and try to find some kind of balance,” Atkins said. “Our tourism numbers are not gonna come back overnight. They’re just not. Kauai is unique. We’re kind of separated from the other islands, so it’s a lot more challenging.”

Kauai has fiercely guarded the health of its residents, opting out of the statewide Safe Travels program that allowed trans-Pacific visitors to bypass a 10-day quarantine if they test negative for the virus within 72 hours of their departure flight.

“As a Hawaiian cultural value, ‘malama’ is a verb and it requires all of us to be mindful in taking responsible action to ensure that the future of Kauai is sustainable,” De Fries said in a prepared statement.

Before COVID-19, Kauai had an average of 27,695 visitors on the island on any given day — a figure that dropped 69.7% to 8,367, the HTA said.

Kauai’s destination management plan calls for action in several general areas: Managing the number of visitors, better enforcement of laws that protect the environment, resolving transportation and infrastructure issues, educating visitors and residents, and improving support for local businesses.

It lists several recommendations:

- Imposing user fees on heavily visited sites, an approach that has proved surprisingly successful in the redevelopment of Haena State Park at the very end of Kuhio Highway on the North Shore.
- Specifying limits on the number of people who can visit tourist sites at one time, setting aside “rest days” for places that may be at risk of environmental damage and piloting an islandwide reservation system for high-profile destinations.
- Improving management of “illegal users” of tourist facilities and encouraging residents to report violations using a special computer app, as well as increasing ranger presence and enforcement at state and county parks.
- Working with hotels to develop cultural and history classes so guests better understand Kauai’s traditions and practices.
- Working with car rental companies to encourage increased use of electric vehicles and identifying more alternative transportation options, with an emphasis on shuttles and short-term rentals from fleets based at hotels.
- Supporting and preserving Kauai’s agriculture industry with “value-added products and agritourism.”



Hanapepe Kauai Fault Lines Swinging Bridge River

The Hanapepe Swinging Bridge is the main visitor attraction in old Hanapepe town in Kauai.

Ku@u Kauanoë/Civil Beat

“There are some really good things in there,” said Sabra Kauka, a prominent Kauai cultural practitioner who served on the plan’s steering committee. “We need, again, to protect our natural resources and emphasize cultural education.”

The report also urged greater efforts to protect “tourism hot spots” like Polihale State Park, Kokee and Waimea Canyon, the North Shore from Hanalei to Kee Beach, Poipu, Queen’s Bath and Wailua River State Park.

Mark Periello, president of the Kauai Chamber of Commerce, praised the HTA for “leading the way in promoting responsible tourism.”

He also called on airlines to follow the agency’s lead by prioritizing “the long-term sustainability of tourism on the island over quick profits and filling seats.”

There have been repeated calls for the Federal Aviation Administration to cap the number of seats sold to Hawaii or for the state to step in, due to concern about the capacity of the islands to absorb past high numbers.

The FAA has responded that state and local governments are precluded under federal law from limiting passenger numbers.

Marie Williams of the Kauai County Planning Department said she was pleased the blueprint was limited in scope.

“We’re looking at what might be done within the next three to five years. These next few years will be a critical period,” she said.

TIPS AND TRICKS— 7 THINGS YOU NEVER KNEW ABOUT YOUR FLIGHT

How much do you really know about what happens during your flight? If you're more focused on checking out the view from your window or thinking about what you're going to do when you reach your destination, you're not alone. Many of us fly often enough for the journey to be routine, mundane even. But if you've ever wondered why certain procedures and routines happen, here are seven things you never knew about your flight.

The Hole In the Window Is There For a Reason

Next time you fly, take a closer look at the window and you'll notice it has a small hole in it. Don't worry – it is designed that way. It's called the bleed hole and it's there because the air pressure at high altitudes is much lower. Inside the airplane, the pressure is kept at a higher level for passenger safety and comfort.

If there was just a single pane, the stress on the window would be too much, so in fact, it consists of three layered pieces of acrylic, the middle of which has that hole. The bleed hole ensures the pressure can balance out within such a confined space. It also helps prevent the windows from misting up so you can see the view.

Dimming The Lights Is Important

Dimming the lights for a night flight takeoff or landing is actually pretty important. By matching the dark cabin with conditions outside, passengers wouldn't have to wait for their eyes to adjust in the event of an emergency evacuation. Keeping the window blinds up also helps cabin crew to keep tabs on what's happening outside the plane should that become important.

Mood lighting is also increasingly popular. Old-fashioned fluorescent lighting wasn't good for beating the effects of jetlag. However now, flight attendants can adjust LED lighting on newer planes such as the Airbus A350 and the Boeing 787 Dreamliner to mimic sunset and sunrise, helping our bodies to cope better with the changing time zones on long haul flights. Icelandair went one better with this Northern Lights display inside the cabin.

The Food's Not As Bad As We Think

Airlines are up against it when it comes to serving us a palatable meal. The logistics of serving that many people in such a confined space mean that meals are pre-cooked and simply reheated when they're needed. To stop food from drying out, it's often smothered in sauce. But no matter how hard chefs try, they're up against a whole heap of factors that impact

our sense of taste, such as low pressure and dry air. One scientific study even found that the noise level on board influences how you perceive flavors.

Chefs that create airline meals have to significantly increase the amount of salt or sugar in the dish for it to compare to the exact same meal on the ground. Ingredients such as cinnamon, ginger, garlic, chili, and curry powder also help. The exceptions are foods rich in umami, the fifth basic taste. Unlike other tastes, our sense of umami is stronger at altitude, so next time you fly, order dishes containing umami-rich ingredients such as tomatoes, soy sauce, mushrooms, or sardines.

Where The Water Goes When You Flush

It's a myth that airplane toilets empty into the atmosphere. In 2012, a Long Island couple who lived under the JFK flight path made headlines when they complained they had been splattered by what might have been human waste. The FAA duly investigated, but found no proof to substantiate the claim.

So how do airplane toilets work? After all, if regular WCs were fitted, there'd be water everywhere. Instead, airline manufacturers install vacuum toilets; the blue liquid you see in the pan is a sanitizer. When you press the flush button, a valve in the sewer line opens and the contents are sucked into a tank. When the plane lands, ground staff attach a truck line and empty the tank for disposal.

Why You Have to Put Your Phone In Airplane Mode

Good news if you've seen a fellow passenger sneakily using their cell phone after take-off, you're not going to fall out of the sky. In fact, the requirement to switch to airplane mode has more to do with reducing interference and the associated distractions it may create on the flight deck rather than any significant physical risk to the plane. In short, your phone tries to communicate with cell towers; the more distant they are, the stronger the signal needs to be. Some say that isn't ideal near a plane's sensitive navigation equipment, and though the evidence is inconclusive, no one wants to be proven wrong.

Nevertheless, if the airline says so, you can enable Wi-Fi or Bluetooth connectivity while remaining in airplane mode. Since 2013, the FAA has permitted the use of personal electronic devices on board. So can you make a call or not? Well, that depends on who you're flying with. The FCC (Federal Communications Commission) announced in December 2020 that

(Continued on page 21)

(Continued from page 20)

it had no plans to overturn its ban on in-flight cell phone calls on US airlines. However, the European Aviation Safety Agency legalized the use of phones during flights in 2014 and some airlines, like Emirates, have allowed in-flight calls for even longer. Whether your fellow passengers want to listen to your chit chat, however, is an entirely different matter.

What Those Dings Mean

While the precise nature of the chimes you hear in-flight varies a little between airlines, they all do one important job: they help the crew communicate. Getting the same message to each member of the flight crew would be time-consuming if it was relayed from cabin to cabin. Speaking through the intercom could be intrusive, particularly on a night flight when passengers are trying to sleep.

Instead, airlines use chimes. The first one you'll hear, not long after takeoff, is the noise that tells the crew

the landing gear has been retracted. If you hear a single chime during the flight, it often signals a fellow passenger is pressing their call button. Multiple chimes can indicate that the pilot is telling the cabin crew that there's turbulence up ahead so that they have time to stow their carts.

Why Almost Nobody Dies On a Plane

Statistically, you're highly unlikely to die on a plane. That's in part due to air travel's safety record – one of the reasons a plane crash makes the headlines is because it's such a rare occurrence. According to Arnold Barnett's recent report, of the four billion passengers that flew in 2017, just eight lost their lives in air accidents. But what of those who sadly fall ill and die during a flight? If there's no doctor on board, then technically they can only be presumed dead. In such an event, the crew will follow agreed IATA protocols – which usually involves leaving them in their seat – and await an official declaration from qualified medics when the plane reaches its destination.

Source—the Discoverer Blog

About the author: Julia Hammond | Travel Writer

Enthusiastic advocate for independent travel and passionate geographer, Julia considers herself privileged to earn a living doing something she loves. When not roaming the globe, you'll find her windswept but smiling, chatting away to her two dogs as they wander the Essex marshes.





MAUI WOWEE': COUNTY COUNCIL SEES POTENTIAL FINANCIAL BOOST FROM POT INDUSTRY

Council members are hoping other Hawaii counties express support for marijuana legalization too. Legislative leaders and Gov. David Ige have long opposed the idea.

By Jack Truesdale / February 21, 2021

Maui County Council members who overwhelmingly passed a resolution earlier this month supporting the legalization and taxation of marijuana see economic hope in a budding cannabis industry.

The council unanimously passed a resolution supporting the legalization, regulation and taxation of adult-use cannabis, although council member Yuki Lei Sugimura says she's now changed her mind and opposes legalization.

But other council members said the pandemic-induced economic downturn and decline in tourism inspired support for the resolution, citing the tax revenue that it would bring.

While the resolution has no legal impact, a bill to legalize cannabis is on its way to a joint session of the state Senate Judiciary Committee and the Ways and Means Committee after it cleared the Public Safety Committee last week.

"The need is greater than ever to immediately incentivize and develop other revenue generators," states the resolution introduced by council vice chair Keani Rawlins-Fernandez of Molokai.

Senate Bill 767, which would legalize cannabis, notes that in its first year of legal cannabis sales, "Colorado collected \$67,594,323 in taxes and fees from medical and retail cannabis."

"This isn't the first time our main economic driver has been impact-

ed like this," said Rawlins-Fernandez, who also chairs the council's Budget, Finance, and Economic Development Committee. "With the September 11th attacks on the Twin Towers, we experienced this. In the 2008 recession, we experienced this. ... And here we are again, and it seems we haven't learned from our past. We talk about diversifying our economy, but we haven't done enough."

Despite the unanimous vote, some council members have their reservations.

After thinking more about her vote on the resolution, council member Yuki Lei Sugimura, representing Upcountry Maui, recanted.

"It should have been a 'no' vote," she said.

While the resolution specifies legalizing only adult use, Sugimura worries that more accessible cannabis could be diverted to underaged consumers. She compared it to alcohol, noting, "It's illegal for anyone under 21 anyways, but it happens at parties." She added, "I don't think anyone should be smoking marijuana anyway."

Council member Kelly King of South Kihei thinks the resolution is too little too late.

"We missed the market," King said, acknowledging the head start early legalizers like Colorado and Oregon had. "The full economic potential has diminished because we've dragged our heels."

But Maui has one advantage. "The cannabis industry still has some cachet with the 'Maui Wowee' designation, right, and we need to make sure we don't lose that," she said.

King also anticipates saving tax money by incarcerating fewer adults. "We have a lot of adults already using it who will now not

have to worry about going to jail," she said. "We are still going to be policing the underaged, which we do now anyway."

The resolution supports expunging marijuana convictions and granting clemency or resentencing to those convicted, a disproportionate majority of whom are people of color.

"We've got to address this kind of institutional racism and that's one way we can do it," said council member Gabe Johnson of Lanai. "I'm all for it."

Council member Tamara Paltin of West Maui expressed less concern about cannabis than about the newfound motive to legalize it.

Paltin remembers being in elementary school on the Big Island during Operation Green Harvest, a U.S. government multi-agency effort between the Hawaii National Guard, state police, and local law enforcement to eradicate cannabis. "It turned the community pretty much to ice and meth, so I don't see marijuana as one of our problems," she said.

"Folks are looking at it as a possible economic solution, so that's a reason it moved forward this time as opposed to other times, and frankly that's disgusting that folks think it's so dangerous but they'll allow it if there's money to be made," she said.

Rawlins-Fernandez says she sent the resolution to the other county councils, and she's hopeful that they will pass similar resolutions.

"Perhaps having the support of all the counties will give the state the bravado, the courage, the grounding, I guess, to move forward on finally making this happen," she said.

DID YOU KNOW? - MAUNA KEA



More than half of Mauna Kea is underwater. Measured from its base in the depths of the Pacific Ocean, Mauna Kea is nearly 22,000 feet (10,000 m) tall, making it taller and much more massive than any other mountain on Earth, even Mount Everest. Like a bowling ball on a mattress, the enormous weight of Mauna Kea and the other volcanoes that make up Hawai'i Island actually deforms the underlying oceanic crust, bending it down as much as four miles (6.4 km).

Mauna Kea's summit is above about half of the Earth's atmosphere, so the sky there is clear and nearly moisture free. These conditions make the summit ideal for astronomy. More than a dozen telescopes have been built on the mountain over the past few decades.

DHHL'S DREAMS OF BRINGING A CASINO TO HAWAII DASHED FOR NOW

By HNN Staff | February 18, 2021 at 4:39 PM HST - Updated February 18 at 4:44 PM

HONOLULU, Hawaii (HawaiiNewsNow) - A state Senate committee voted 2-to-3 Thursday to defer a measure that would have created a casino on Hawaiian Home Lands, likely killing the proposal this legislative session.

An overwhelming majority testified against the bill with some prosecutors saying that a new gambling industry would increase crime, sex trafficking, domestic violence and addictions.

On the other hand, supporters said a casino would have generated about \$30 million to help Hawaiians and would have created 2,000 to 7,000 jobs.

"Last week we saw a glimmer of hope with the proposed amendments made by the Senate Committee on Hawaiian Affairs," said Hawaiian Homes Commission Chair William J. Aila, Jr. "Today, that flicker died."

Aila said that he appreciates the efforts for innovative thinking to address the shortfall in funding. "We have heard that gaming is a proposal much of our community does not welcome, but a consistent funding source for infrastructure to develop homestead lots is still a puzzle that needs to be solved," he said.

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This will be the first year we're not going to Hawaii because of Covid-19.

Normally we don't go because we can't afford it.

The AOA of Maui Sunset
Profit & Loss
For the Year ended December 31, 2020

	Dec 20	Jan - Dec 20
Ordinary Income/Expense		
Income		
4001 - Maintenance Fees	131,542.06	1,671,073.12
4005 - Late Fees	0.00	300.00
4101 - Electricity Income	15,656.77	303,457.88
4105 - Electricity Owners	-20,642.38	-268,447.41
4305 - Concession Income	0.00	19,050.00
4310 - Activities Desk Commission	0.00	975.00
4320 - Kayak Storage	312.96	2,449.98
4330 - Storage Rental	1,469.53	18,023.95
4501 - Interest Income	0.94	12.81
4550 - Other Income	75.00	300.00
Total Income	128,414.28	1,747,195.33
Gross Profit	128,414.28	1,747,195.33
Expense		
5100 - Payroll and Benefits	37,588.62	503,963.97
6100 - Repairs and Maintenance		
6110 - Building	1,275.77	18,883.85
6120 - Elevators	1,459.52	17,228.40
6125 - Equipment/Tools	1,969.15	4,008.69
6130 - Grounds - Contract	14,490.12	173,881.44
6135 - Grounds - Supplies	2,662.06	9,945.10
6140 - Grounds - Dethatch	0.00	1,554.42
6145 - Hydrojet Contract	1,812.43	2,841.41
6150 - Maintenance-Supplies	656.74	9,442.42
6155 - Paint	85.83	5,116.27
6160 - Pest Control	865.27	10,383.24
6170 - Pool-Supplies	1,565.10	10,467.82
6190 - Vehicle Expenses	26.00	568.70
Total 6100 - Repairs and Maintenance	26,867.99	264,321.76
7000 - Utilities		
7001 - Cable	11,178.94	134,019.08
7005 - Electricity-AOAO	610.64	6,185.50
7010 - Propane	1,500.00	25,025.82
7015 - Refuse	3,709.60	31,417.62
7020 - Sewer	10,962.27	111,631.77
7025 - Telephone	684.73	8,337.74
7030 - Water	4,502.01	35,586.01
7031 - Water - Pool	385.95	2,450.25
7032 - Water - Reclaimed	435.80	636.78
Total 7000 - Utilities	33,969.94	355,290.57
7100 - Administration		
7108 - PV System Lease	3,881.78	46,581.36
7110 - Audit/Tax Prep	0.00	3,854.16
7115 - B-408 Utilities/Telephone	209.62	2,196.26
7125 - Bank Service Fees	246.41	2,853.47
7135 - Copier Maintenance	0.00	84.36
7140 - Director's Expenses	2,996.51	12,143.99
7145 - Accounting	4,369.76	55,489.21
7150 - Insurance	11,016.39	117,397.26
7155 - Legal Fees	0.00	2,382.87
7160 - Meeting Expenses	0.00	507.81
7165 - Mgt Fees--Annual Mtg	0.00	1,612.22
7170 - Administration Misc Expenses	141.23	2,874.76
7175 - Newsletter & Postage	425.70	1,919.55
7180 - Non-Budget Misc	53.71	644.52
7185 - Outside Services	0.00	10.00
7190 - Owners Exp-Reimbursable	0.00	0.00
7195 - Postage	372.39	1,816.59
7201 - Property Taxes	261.55	3,288.83
7210 - Supplies-Administration	466.81	3,104.28

See Accountant's Compilation Report

**The AOA of Maui Sunset
Profit & Loss
For the Year ended December 31, 2020**

	Dec 20	Jan - Dec 20
7215 - Taxes - GET	85.05	2,068.07
7217 - Taxes - Income	2,300.00	9,213.00
7220 - Uniforms	171.87	1,029.57
7230 - Website Maintenance	0.00	197.87
7501 - Reserves Transfer	24,993.41	299,920.92
7800 - Depreciation Expense	-959.14	5,912.66
Total 7100 - Administration	51,033.05	577,113.59
7705 - Special Project	0.00	18,654.40
Total Expense	149,459.60	1,719,344.29
Net Ordinary Income	-21,045.32	27,851.04
Other Income/Expense		
Other Income		
8001 - Reserves-MF Allocation	24,993.41	299,920.92
8005 - Reserves-Interest Income	27.07	1,472.90
Total Other Income	25,020.48	301,393.82
Other Expense		
8506 - Contingency Reserves	0.00	45,894.41
8509 - Fire Extinguishers	0.00	13,542.62
8511 - Dry Stand Pipe	0.00	20,192.42
8517 - Parking Lot A	0.00	10,986.60
8518 - Parking Lot B	0.00	11,611.60
8529 - Pool Heater	0.00	-208.34
8531 - Sewer Plumbing	0.00	19,086.38
8533 - Sewer Stack & Lateral Repair	5,020.00	15,620.09
8534 - Spalling	0.00	18,701.62
8537 - Tree Trimming & Cutting	0.00	12,640.55
Total Other Expense	5,020.00	168,057.95
Net Other Income	20,000.48	133,335.87
Net Income	-1,044.84	161,196.91

See Accountant's Compilation Report

FUTURE MEETING SCHEDULE

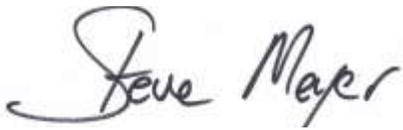
Dates and locations subject to change due to COVID pandemic restrictions

MAUI SUNSET MASTER ASSOCIATION:

Second Quarter Meeting	May 7, 2021	8:30 AM HST
Third Quarter Meeting	August 20 2021	8:30 AM HST
Fourth Quarter Meeting	October 29, 2021	8:30 AM HST
Annual Meeting 2022	January 28, 2022	8:30 AM HST

All owners are welcome to any meeting via Zoom or in person if COVID restrictions allow.

Aloha,



Steve Meyer
Director and Communication
Committee Chairperson

Lindsay Meyer - Publisher



POSITION	NAME/ADDRESS	PHONE/FAX	TERM ENDS	COMMITTEE ASSIGNMENTS
President	Debra Flynn (Jim) 990 SW Flora Belle Lane Stuart, FL 34994	Cell: 312-715-4988 debra.flynn90@gmail.com	2023	Chair—Rules & Regulations Chair—Human Resources
Vice-President Secretary	Steve Meyer (Lindsay) 1495 NW Gilman Blvd Issaquah, WA 98027	Cell: 206-604-2790 steve@mauisunset.com	2023	Chair – Communications Newsletter /Website Public Relations
Treasurer	Walt Smith	Cell: 206-396-1203 wsmith@badermartin.com	2024	Chair—Finance Chair—Insurance
Director	Leslie Richardson (Chris) 4019 52nd Pl SW Seattle, WA 98116	Cell: 206-234-5813 leslie@graffixinc.com	2022	Chair—Grounds Member—Finance
Director	Blain Nelson PO Box 58 North Lakewood, WA 98259	Cell: 425-239-1982 mauidiver@live.com	2024	Chair—Amenities Time Share Liaison
Director	Perry Brassington 1032 S Kihei Road Kihei, HI 96753	Cell: 425-877-0929 pbrassington@yahoo.com	2024	Co-Chair – Building Co-Chair— Long Range Planning
Director	Ryan Bazant 4200 10 Street NE Calgary, AB T2E 6KE	Cell: 403-250-3818 ryan@learconstruction.com	2022	Co-Chair – Building Co-Chair— Long Range Planning
General Manager	Kari Davis 1032 S. Kihei Rd Kihei, HI 96753	Office: 808-879-0674 Cell: 808-264-4088 Fax: 808-879-0676 gmmauisunset1032@gmail.com		General Manager
Front Desk	Summer Jago, Lore Morris	Office: 808-879-0674 Fax: 808-879-0676 Mauisunsetaoao@gmail.com		Office Hours: Mon-Sat: 9am - 5pm Sun Closed
Night Watchman	Christ Hoerner Israel Emilio	Cell: 808-298-9291		Hours: 5pm - 3am



Maui Sunset
1032 S. Kihei Rd
Kihei, HI 96753