



MAUI SUNSET

Newsletter

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MR. MAUI

Fourth Quarter 2021

The year of 2021 has ended with a stronger than usual December Kona windstorm that brought major flooding to Hawaii & locally in North Kihei filling pools & rental cars with mud near Sugar Beach. Maui Sunset escaped with no major reports of damage. Like the sunshine that returned a few days later hopes for 2022 are bright.

A record setting real estate market brought many good-byes to longtime owners. Join me in wishing a warm aloha & welcome to new owners. An opportunity to educate

& remind new & existing owners of our community values & rules. For example, it's important to notify the General Manager, Kari Davis, of any renovations. If working on plumbing or flooring as the AOA needs a chance to inspect & repair common areas. As we & our guests return to Maui, let us work together to maintain the balance of relaxation & fun seeking atmosphere. One way to do this get to know your neighbor, coming soon opportunities to mingle either via Zoom or in person.

This month the notice of Annual Meeting and Packet will be available. Annual meeting will be on a ZOOM conference call. The normal motions & elections will be done by ballot, its imperative you fill those in & return. Proxies will also be used if you can't make the call so we can have quorum at the meeting. All documents will be uploaded to www.mauisunset.me Also, please email aoao@mauisunset.me if you'd like to receive communication via email.

2022 we have an opportunity to update to our Bylaws. A Ballot will go out in the same packet as the Annual Meeting, but with a due date of April 30. Please take a moment to review, fill out & return as soon as possible. 67% percent of owners must agree to change the bylaws. There will be more information available to owners in the coming months. Have a safe & enjoyable Christmas & Holiday season. Look forward to seeing many of you next year!!



2021 – 2022 IMPORTANT DATES

Now – Spring 2022 Lanai Edge repair

January 28 2022, Annual Homeowner Meeting

Spring (approx May) 2022 "B" building ocean side repair

June 7 - 11, 2022 Lawn De-thatch

August 15 - 19, 2022 Pool Closure

PRESIDENT'S REPORT

October 29, 2021, Maui Sunset AOA Board Meeting
President's Report

Aloha to my fellow Board members & all owner attendees.

As a reminder, the rules of conduct relative to owner participation are as follows.

1. Following the delivery of each director report, or a motion made by a Director, the Chair will open the floor for discussion first to Directors & then to owners.
2. Any owner attendee wishing to speak will raise his/her hand in the Zoom application.
3. When recognized by the Chair, the owner attendee must state his/her name & unit number.
4. Owners may participate by speaking one (1) time per topic, for a maximum of two (2) minutes.
5. The Chair has discretion to go back to owners to call on them a second time & let them rebut or speak again, subject to time constraints.
6. In cases of indecorum, the Chair may restrict an owner's participation to the chat box.

As its first order of business, this Board will elect one of its Directors to take on the role of Vice President for the remainder of 2021. No other changes will be made to the Board's make-up.

You may recall from previous reports, that a special Bylaw Review Committee was appointed by this President & has carried out the monumental task of reviewing our governing documents & preparing suggested updates to our Bylaws. Some changes are restatements & need be approved by a majority vote of the Board & others seek to amend our bylaws & require 67% owner approval. You will hear more about this in my Rules & Regulations report.

Walt Smith has prepared a proposed 2022 budget for Board approval at this Board meeting. The budget calls for a 12.8% increase in our monthly AOA fees. There are a number of costly projects that need be completed in 2022, new demands from the County, an increase in the cost of supplies & operating costs, generally, & a budget shortfall in 2021.

Each Director & the GM have provided details in their respective reports as to the work done in Q3 as well as what we have on the agenda for the remainder of Q4. We have a lot going on & the time & resources needed to manage our property is significant.

A sincere thank you to my fellow Board members, Kari Davis, & our staff for all of the demanding work they do to manage our AOA. I also appreciate the patience & aloha with which each has approached his/her role & in working together as a new Board.

Finally, I thank all of the owners who have dedicated their time & personal resources to help this Board accomplish all that is on our collective To Do list. We also appreciate innovative ideas as well as thoughtful & constructive feedback, so please do not hesitate to reach out!

GENERAL MANAGER'S REPORT

MANAGERS REPORT 4th QUARTER 2021

Aloha Board Members & Owners –

The following is a summary of a few of the items I worked on.

Met with security fencing company regarding storage units to be divided. Waiting on bids from contractor to be approved by board for 2022 implementation.

Worked on water damage claims for B516/B416/B316/B216/B116 & A308. Re-piped AOAO pipes at A404.

Developed mailbox solutions for the Postmaster. Getting quotes & surveying location & cost for full mailbox installation. Postmaster is requiring a detailed “plan” of the timeframe in which we will have the boxes installed & operational.

Designed a plan for the Kayak expansion project. Began work.

Sprayed for pests inside all condos in the B building.

Contacted Go Keyless for quotes on panic bars for stairwells.

Worked with Department of Agriculture on Coqui frogs in the courtyard. They eliminated them.

Replaced fob reader at the pool on A side due to v&alism.

Correspondence with Architect regarding DCDA plans. Requested quote for work from Dorvin D Leis Fire.

Purchased & installed solar pool lights for the shallow end & for the hot tub. Added solar motion lights to back side of Maintenance shed.

Painted domestic backflow preventor to prevent further rust & corrosion.

Pool closure was completed. Missing tiles repaired, pool drained & refilled, caulking removed & resealed around pool & hot tub. Car wash concrete was demolished & repaired. Widened & lengthened h&icap ramp on A ocean side near tunnel.

Finished spalling on A201-A207, B201-B207. Started spalling on A208-A217 & B208-B217.

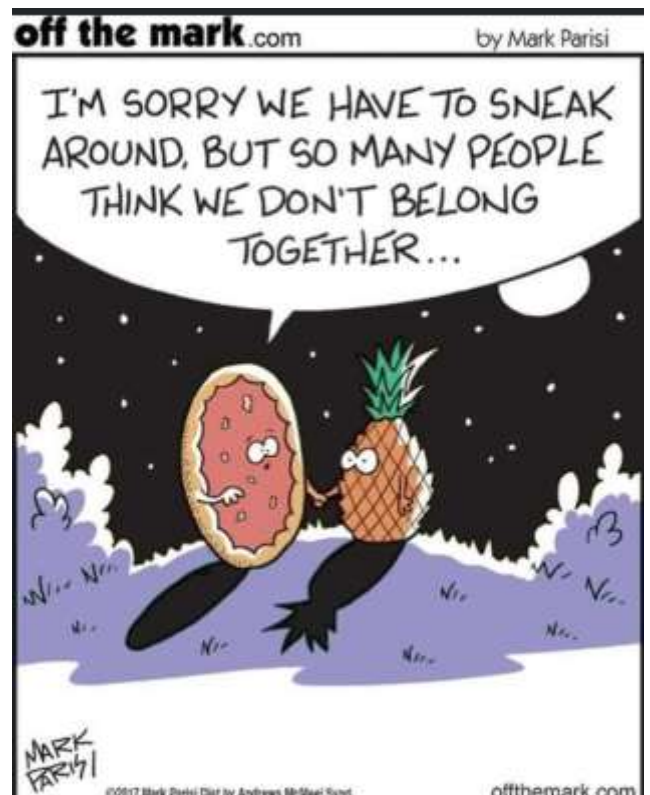
Occupancy at Maui Sunset – Check ins for January was 250, February was 254, March was 388, & April was 434, May was 446, June was 515, & July was 587, August 546, September 505.

Stay safe, be well & Aloha.

Mahalo!

Kari Davis

General Manager



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Secretary Report - Steve Meyer

Preparing for the Annual Meeting on January 28, 2021

November 8th - Posting of announcement of intent to solicit proxies for the annual meeting. All owners wishing to use association funds to solicit proxies must submit their letter by November 15th. General proxy will go out no earlier than 21 days after posting. My recommendation to the board is to also have the GM send out notice via email distribution list. Please see attached Drafts of the Notice, Notice of Annual meeting, & Proxy Form.

Location of the annual meeting - Covid restrictions much like 2020 may limit having an "in-person" meeting. Working with managing agent Aloha Management to adhere to Hawaii rules & State guidelines. Recommend using Ballots in addition to ballots to conduct business & election.

Communications Report - Steve Meyer

The 3rd quarter newsletter was published & sent out in late August. It included meeting minutes from the 2nd quarter & 3rd quarter (DRAFT) board meetings. Thank you to Leslie Richardson for taking the minutes. Reminder...in the spirit of saving \$\$, if you would rather go to the website for the newsletter please opt out of the mailed version. Email secretary@mauisunset.me

Best way to get updated information

Our Maui Sunset homeowner website www.mauisunset.me is updated every quarter with homeowner documents & news. We have beta tested a new site, however found it not to match our needs. Thank you to Hank Kratzer for volunteering to help out. We are still asking for assistance in this endeavor. Contact secretary@mauisunset.me

The AOA will be using the email address provided to Carbonaro CPA for official notices & communication. Emails will come from aoao@mauisunset.me If you would like to opt out please let us know. Also, for more current communication please be sure to sign up for the GM email list by emailing gmmauisunset1032@gmail.com

A homeowner Facebook group is now available <https://www.facebook.com/groups/ownersofmauisunset>

Timeshare Liaison Report - Steve Meyer

The 4th quarter board meeting for the Maui Sunset & Maui Kai timeshare associations was held on October 21st via Zoom. Interior updates are ongoing. Flooring research including LVP for lanai & interior is underway.

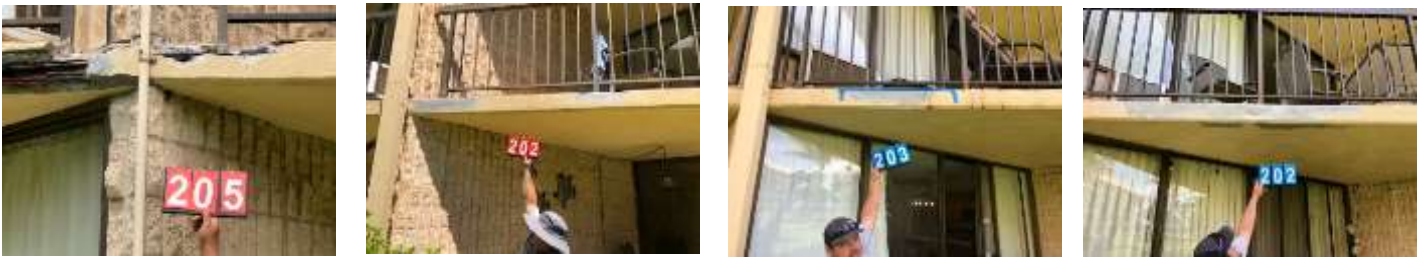
Mahalo to all owners & visitors who are wearing masks in the common areas, especially the elevators.

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Building Report—Perry Brassington

Spalling: We have begun the repair of the spalling project of A & B Buildings. We identified at least 119 lanais in need of repair &/or inspection of previous repair. These are comprised of 56 units on the 2nd & 3rd floors & 63 on the 4th & 5th floors. We have dedicated 2 employees full time to this project for 26 weeks until the project is completed, anticipating we can complete 6 lanais per week using a boom lift for efficiency. We will need to hire a half time person to back fill a maintenance position during this time & rent a boom lift to enable us to reach all floors.

According to the structural engineering report written in 2016 for Maui Sunset, spalling costs grow exponentially the longer they are ignored. We started work on September 20th start date & estimate a completion date of April 1, 2022. Work began on 2nd floor lanais, so the team gets their routine while close to the ground in order to minimize their time in the boom lift on the upper floors. At the time of this report, 14 second floor lanais have been repaired or inspected & the next batch of 14 are underway.



BUDGET

The projected budget is \$57,410 including equipment rental, materials, & staffing.

The Building Committee recommended, & the Board approved engaging an engineer to review any serious structural issues uncovered in any lanai maintenance work.

PROJECT PLAN

We created a project plan whereby each lanai will be audited for condition of the railings, air conditioners, windows, & caulking. Staff will check walls & ceilings for cracks & take pictures of damage. They will also confirm which lanais have carpet, tile, or other covering. They will paint the repairs when finished. The checklist we developed proved to be cumbersome in practice, so we revised it to a new format as follows:

Checklist for inspection of Lanai	NOTES for unit #
Railing inspections - rust, check bolts, damage	
Post post connections	
A-C - check hose connection, condition, damage	
Walls/ceilings - check for cracks, spall, damage	
Windows caulked/sealed	
Lanai Surface: Tile Carpet Other	
Take picture of damage	
Paint face of every lanai	
Is tile edge caulked? YES NO	

IMPACT TO OWNERS & GUESTS

There will be an impact to owners & guests during the 7-month period of this project.

- **Timing:** the project will take place during high season for owner & guest occupancy. The work will start every day at approximately 8AM & finish around 2PM
- **Noise:** The project will be noisy. There may be concrete drilling involved.

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- View/privacy: view from the lanai will be impacted by boom lift & privacy of each lanai in stack will be compromised
- Owner cost: tile & carpet may have to be torn/broken to fix spalling issue on lanai. The cost to replace the tile & carpet is left to the owner.
- Perils: the nature of the work is such that concrete pieces will fall. All efforts to secure the surrounding area of the stack being worked on will be made.
- If it is discovered the lanai does not have m&ated concrete waterproofing, the owner will be required to replace the lanai flooring with new material & approved waterproof layer within 45 days. A list of approved materials & contractors is available in the General Manager's office.

To date: Inspections have been completed on units thru B-217 on the B-Building & units thru A-210 on the A-Building & spalling repairs completed. We are staying on schedule with little disruption to guests.

Lighting: Building lighting fixtures are another aging piece that need replacing. We have more than 280 fixtures around the building & walkways. Proper fixtures for a salty seaside property are expensive & styles abound. The replacement process has commenced, & we already have three bids under consideration.

Air Conditioners: There are many unapproved air conditioners improperly installed around Maui Sunset. These units can pose a building structural threat as well as a personal liability threat. The House Rules provide that all A/C replacements & installers must be approved by the General Manager & old units disposed of properly. For both structural & personal safety reasons, the Board is addressing the noncompliant units & installations & old units are now being replaced with new House Rule compliant A/C units.

There is a NEW model A/C that is a better fit better than the other thru-the-wall sleeve models on the market & they are now available on Maui. These are Energy Star rated units by Friedrich, models CCW06B10B & CCW08B10B, available at Johnstone Supply. General Manager Kari Davis is taking names for a group buy & installation to get the cost down significantly from the cost of the previous model.

Proper installation of the unit is critical. Walkway bedroom AC units must be a THRU THE WALL SLEEVE purchased with an installation sleeve. Materials used to fill in space around the AC unit should provide a watertight seal to the wall structure to prevent intrusion of water, insects, rodents, or birds.

The fill-in space must have a finished look & be textured & painted to match like areas on the exterior of the building. The General Manager will provide the paint for the exterior installation to match the building colors. If the AC unit has side vents these have to be covered. Approved side vent grates shall be installed. These are plastic coated & waterproof, do not need to be painted & can be picked up at the General Manager's office. These need to be addressed, repaired, & brought up to house rule standard as outlined above. Excessive dripping onto the walkways creates a walking hazard. Dripping into the walls create a building problem the owner is responsible to repair. The pictures below are examples showing the exposure individual units have to water leaking into the walls & bugs & rodents gaining access to the building through these large gaping openings around these A/C units.



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See the picture on the left below as an example of the new look:



Example of New "Good"



Example of Bird nest



Example of Old "Bad"

The example on the left is an example of proper installation of an approved bedroom A/C unit.

Letters went out to several owners to either repair or replace their A/C units to bring them into compliance with House Rules & those rules will be enforced. Several units already have installed the new Friedrich A/C units & they look terrific, run quiet & are Energy Star rated.

Security Report

This summer Maui Sunset added motion sensor lights to the maintenance shed on both sides in the A-side parking lot to help improve lighting & we are looking at adding additional lighting. Lighting was also added to the shallow end of the pool during the pool closure. We are also in the process of forming a Security Committee to look involve more owners in the process of security issues here at Maui Sunset such as:

- Improved lighting around B-Side parking lot near Kihei Road to reduce the dark areas
- Additional lighting around the pool & courtyard for nights when the tikis cannot be lit due to wind
- Motion sensor flood lights at the pool activity desk
- Solar battery storage capacity to power this in the event of power outage or longer-term power outage
- Additional Security personnel
- Replace center stair well door locks with key fob door locks
- "Neighborhood Watch"
- Improve lighting in dark areas of A-Side parking lot (partially complete)
- Security Cameras at each elevator on ground floor, parking lots & park

Why might this be important? When you wake up to find the catalytic converter missing from your car & wonder why there is no security camera recording the parking lot you might wonder "why is that" or "why are nonresidents able to get into stair landings? How can they get there? & what is the AOA doing about it & what are our liabilities? The Mission Statement of the new Security Committee will be:

The Maui Sunset Security Committee (MSSC), chaired by the Director of Buildings shall assist the Board in fulfilling its Duty of Care to the membership by providing oversight of the safety & security activities of the community. The MSSC may make recommendations to the Board for Board approval, modification; or rejection of new or existing policies or procedures. Such recommendations shall include consideration of future needs & expectations consistent with the mission & vision of the AOA.

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The committee will encourage AOA member participation through organized events such as Board Meetings & other meetings as may be posted from time to time.

Goals: The Board asks that the Committee focus on the following priorities:

- Research & identify options for improving the safety & security of Maui Sunset.
- Provide a sounding board for access control issues & recommendations to management for needed features & the feasibility of expanding access control to other areas of the property.
- Maintain close communication with the Board & undertake to improve service & strengthen relations with AOA members.
- Understand goals of the MSSC & become aligned with supporting those goals.

Long Range Planning Report—Ryan Bazant

B Building Work/DCDA/Manhole

B Building work is slated to begin Spring 2022. Kari Davis, our architect, & engineer are still working through the issues presented to us by Maui County & approvals for the B Building permit. We have submitted a revised DCDA backflow valve design that will be less costly & invasive & are awaiting approval from the Department of Water Supply so that we can finalize pricing. This work continues to be completely unrelated to the B Building work, but they will not release the permit until this condition is satisfied. Revised estimated impact of this project with the new design is less than the previous stated amount of \$150,000 & not accounted for in reserves or our 2021 budget. Maui County has also added the additional requirement of installing the sewer manhole near Kihei Road. The low bid for this is about \$27,000 & not in our operating budget or reserve funding.

We do not have proper responses to the previously sent letter from Debra Flynn to Mayor Victorino & Jeffrey Person, Director of Water Supply asking to disengage the DCDA requirement from our building repair project as they are unrelated. This is our third attempt at this request. We will continue to follow up.

As per board approval last meeting, we have engaged Erickson Engineering to provide the engineering review of current building structural condition.

Lanai flooring

The three-year window in which lanai carpets must be removed & replaced with a new waterproof floor material has already started. The goal for this year is to have approved materials & house rule changes ready. As part of the spalling project, an audit of all lanais is under way. If a unit does not or has not adhered to the requirement for a Board approved material & waterproof membrane, the unit's lanai flooring will need to be replaced by January 2024. All flooring must be approved by the General Manager, per the House Rules.

Mailboxes

We were told by the Postmaster that we must submit a project plan to provide individual mailboxes & parcel boxes for Maui Sunset. This process is underway with Kari Davis meeting the Postmaster to understand their requirement & find a suitable location for the units. Kari has reviewed several alternatives & we will be formulating a plan to deal with their request. The previous estimated budget impact was \$70,000, but we are looking at ways to reduce this cost.

Electric Car Charging Stations

We were notified by Rep. Tina Wildberger that electric charging stations are now mandated by January 1, 2022 for "public" parking lots with 100 or more spaces for "places of public accommodation". Application to Maui Sunset has been reviewed by legal counsel. At this time, MS is zoned as A2 & therefore not subject

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to this new legislation as this time.

Sewer Line Replacement: A potential \$4.5 - \$5 million budget item forecasted 11 & 12 years out on the Reserve Study Report dated December 2019. The plumbing in Maui Sunset continues to be a major focus of the board. We have cleaned out some underground lines & have begun reviewing the

conditions of the existing pipes in an effort to research the best alternatives for replacement when the time comes.

Above ground replacement of AOA pipes continues on an as needed emergency basis as well as when the opportunity arises when walls are open & accessible. The board continues to review how the process can be streamlined.

Electrical Panels: from the 1970's slated for replacement in two years, 2023. \$81,000

Building Exterior Lighting: Our reserve study calls for the exterior lights to start replacement in the current year. The work will require more than 260 exterior lighting units be replaced. We have just begun the planning process & will determine when replacement will begin.

Solar Panels: The solar panel lease ends in July 2025. We will begin the process of reviewing what we do at the end of our lease & what would be the best option moving forward. We will explore what those possibilities might include & their budget impacts

Pool Fence & Gates: Replacement scheduled in 5 years, 2026. \$60,000

Roof: The roof is budgeted for replacement in 8 years, 2029 \$421,000

Rules & Regulations Report—Debra Flynn

Adopting Appeals Procedure & Schedules Fines for Noncompliance

In 2008, the Board passed a Resolution to impose fines where noncompliance of House Rules continued despite repeated requests for the offender to correct non-compliant behavior. The Board unanimously approved & passed the Resolution establishing the fine schedule.

Counsel confirmed the ability to impose fines is in the statute, HRS Section 514B-104 states: the Association may "Impose charges & penalties, including late fees & interest, for late payment of assessments & levy reasonable fines for violations of the declaration, bylaws, rules, & regulations of the association, either in accordance with the bylaws or, if the bylaws are silent, pursuant to a resolution adopted by the board that establishes a fining procedure that states the basis for the fine & allows an appeal to the board of the fine with notice & an opportunity to be heard & providing that if the fine is paid"

The AOA Bylaws are silent as to fines, so the Board has the power by resolution to establish a fining procedure, which was done in 2008. Article X, Section 1 of the Bylaws allows the Board to establish or amend House Rules, so the Board has the power to make rules regarding fines. In sum, the fines do not need to be an amendment to the Bylaws.

Counsel also advised that the Board should establish an appeal & hearing process, which is required by statute. Currently, our House Rules do not provide for an appeal & hearing process. It is recommended that the Board adopt an appeal process as part of the House Rules & in support of the 2008 Board Resolution establishing a schedule of fines for noncompliance with House Rules, bylaws, declaration & HRS 514B.

Motion: Move for the Board to adopt the following amendment to the House Rules establishing a Fines & Appeals process to support the 2008 Fine Schedule which will be incorporated into the House rules.

The Board of Directors may impose fines for violation of the Bylaws &/or House Rules. The Apartment Owners are responsible for payment of any fines imposed with respect to their Unit(s), or as a result of the actions of the Owners & Occupants. The schedule of fines will be found in the House Rules. The Board re-

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serves the right to establish a new schedule of fines at any time.

The Architectural Review Committee (ARC) will deliver verbal or written warning to the offender advising of the alleged violation with a period to correct the issue. If issue is not corrected, the offender is sent violation letter #1 advising of a fine per month & each month thereafter that the noncompliance continues & given fifteen (15) days after receipt of this letter to remedy. If there is no remedy, violation letter #2 is sent advising of the commencement of the fine.

Appeal Process

(a) On receipt of violation letter #1 or violation letter #2, an owner may appeal the violation by written correspondence to the ARC & the Secretary of the Board. The correspondence must state the reasons for the non-compliance with the Bylaws or House Rules in sufficient detail so that the ARC can make a reasonable determination. If the Owner agrees there is a violation but has extenuating circumstances to justify the noncompliance, this needs to be addressed in the written correspondence. If the Owner determines that the violation will be corrected, the time for compliance should be stated.

(b) The ARC may reduce, suspend, or cancel fine(s) after consideration of the appeal as described below. The ARC will email a written decision to the Owner making the appeal within 120 days of receipt of the notice of appeal.

(c) Pending an appeal to the ARC, an Owner need not pay a fine & no lien shall be imposed on an Owner's Apartment(s). Unless the ARC votes to reduce, suspend or cancel a fine, filing a notice of appeal shall not halt the accrual of any ongoing late fees or fines imposed for the offense which is subject of the appeal. An Owner may halt the accrual of additional fees or fines by paying the assessed amount when filing an appeal. If the Owner prevails in the appeal, the fines will be reimbursed after the written decision. If the Owner does not prevail, no further fines or fees will be assessed beyond those already remitted.

Architectural Review Committee

The Board approved the establishment of an Architectural Review Committee at the third quarter board meeting. ARTICLE IV, SECTION 4 of the Bylaws allows the President the power to appoint committees from among the Apartment Owners to assist in the conduct of the affairs of the Association.

Motion: Amend House Rules to incorporate the establishment of an Architectural Review Committee with the following criteria.

Framework of Architectural Review Committee (ARC):

The ARC will consist of five members, 3 Apartment Owners & 2 Board members; the Directors of Grounds & of Communications. The Owners appointed to the Committee will serve for a 1 year term subject to two extensions for a maximum 3-year term. The President of the AOA Board will annually appoint or extend Owner members to the Committee.

The ARC will report all design or architectural changes to the Board of Directors. While the Board will consider recommendations made by the ARC, the Board is responsible for making all design decisions on architectural changes &/or their compliance with House Rules & Bylaws.

Duties & Responsibilities

The ARC will be responsible for reviewing design applications & making recommendations to the Board relative to the requested changes. In the course of performing these duties, the ARC may consult professionals (i.e., engineers, architects, etc.), subject to Board approval of any fees associated with the consultation. The ARC is authorized to interact with Owners as is necessary in the course of executing its duties & responsibilities. The ARC will present its recommendations to the Board in writing, including any supporting documentation from outside sources.

The Board reserves the right to eliminate the ARC at any time. The Board also reserves the right to change the framework &/or duties & responsibilities of the ARC at any time.

Bylaw review

As previously reported, a special committee appointed by the President to review our governing documents

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with the intention of ensuring our bylaws are:

1. Aligned with all other AOA governing documents
2. In compliance with HRS 514B
3. Representative of how the AOA conducts business
4. Written to consider best practices

This review will be completed before November 5, 2021, & the proposed changes to our Bylaws blessed by counsel. There are two (2) types of changes proposed to the bylaws, restatements, & amendments, the first requiring majority approval of the Board to be effective & the latter requiring 67% ownership approval to be effective. Counsel has confirmed which proposed revisions are restatements versus amendments.

This chart explains the difference between the two types of changes; restatements & amendments. A red-line version of the changes & counsel comments has been made available to the Bylaw Review Committee & will also be provided to the Board,

	Restatement of the Law	Restatement to Incorporate All Prior Amendments	Amendment
What is it?	The Association restates the Declaration or By-laws to amend the documents as may be required to conform with Hawaii statutes, ordinances, federal law, or any rule enacted by any governmental authority or to correct the percentage of common interest for the project, so it totals 100% (e.g., to adopt provisions of HRS Chapter 514B)	The Association restates the Declaration or Bylaws to set forth all amendments into a single complete document, which allows people to easily locate the provisions rather than searching through several different amendments	The Association can amend provisions of its Declaration or By-laws to meet its needs (e.g., change the number of directors from 5 persons to 3 persons)
Vote Required	Majority vote of the Board of Directors	Majority vote of the Board of Directors	Owner approval, which is generally 65%, 67% or 75%, depending on the document language

Treasurer's Report—Walt Smith

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Maui Sunset Owners,

In total, the AOA was over budget approximately \$55k, through the period ended August 31, 2021.

On the Income side net electricity revenue was under budget approximately \$28,500, mostly a result of timing of billing, Concession income was over budget by approximately \$18,200. These two items make up virtually all of the net under budget income of \$9,000. Beginning in April the new concessionaire, Blue Hawaiian, paid base rent of \$3,000 per month; a budget excess of \$9,000 for the remainder of this year.

Total expenses through August 31 were over budget by approximately \$54,500 which includes a number of items that will continue being over budget for the remainder of the year. Payroll & benefits were under budget by about \$7,600 because we were short maintenance staff earlier in the year. Repairs & Maintenance are over budget by \$6,800 mostly resulting from the purchase of a floor cleaner machine approved in 2020 & increase in chlorine costs. Utilities through August are over budget by approximately \$61,750 as a result of a variety of issues. One issue is the cable contract increase of approximately \$430 in January & is now over budget approximately \$3,700. The positive news is in addition to improved equipment the new cable contract will likely include a onetime signing bonus of \$45,000 before yearend. Propane is over budget by about \$3,900 mostly from a December 2020, billing which was adjusted in March. Trash billing year-to-date is over budget by \$8,700 & because of the need for increased service & rate increases, will continue to be over budget by approximately \$1,500 per month. According to the County we had a faulty water meter that was replaced in September 2020, resulting in significant increased sewer & water charges. We are over budget for sewer & water by \$43,800 through the end of August & anticipate being over budget by about \$10,000 per month for the balance of the year. Administration is under budget by \$15,500 mostly as a result of the elimination of director's expenses at the annual meeting.

Looking at this information in total, for the remainder of the year we anticipate revenue exceeding budget by \$55,000. Given our existing budget shortfall & anticipated excess expenses of \$96,000, we anticipate a \$41,000 net shortfall for the year.

To date reserve expenditures total about \$46,700 substantially comprised of Ice Machine & Maui Sunset sign purchase, sewer plumbing, sewer stack & lateral repair, spalling & tree trimming. The reserve balance is approximately \$ 1.304 million at the end of August 2021. We will have an ongoing issue with reserve fund earnings. Because of significant restrictions on how these funds have been invested we are only earning .01% to .05% on our reserve funds. The most recent reserve study assumes we will earn 1.2% on reserve funds. This reduced rate of earnings is generating a \$12k per year reserve shortfall.

The reserve funds are now invested 25% in money market funds & 75% in 30 to 365 day CDs. To reduce risk & increase reserve return we are now investing in laddered short-term CDs. By purchasing sequential short-term CDs & as funds become available or CDs mature we will renew for up to 1 yr. based on when funds are required. In August we purchased \$750,000 in CDs with rates up to .15%.

In summary, the Proposed 2022 AOA Budget results in a 12.8% increase to AOA Maintenance Fees.

Motion to approve Proposed 2022 AOA Budget.

Amenities—Blain Nelson

Project summary for amenities.

- Activity Desk – Bookings are consistently increasing as guests return. Blue Hawaiian Activities has put together a one page flyer that we can post at elevators & inside of the timeshare & rental units. Many activities are now booked out several months in advance. I recommend that everyone book your activities as far in advance as possible. New main sign has been installed. We are still missing the bottom signs to complete the advertising & information for the activity desk. This has been put into the budget for early 2022. These signs will have a list of activities & will complete the renovations for the activity desk.

- Pool – lap swimmers priority from 8am to 9am motion passed. Signs have been purchased for the s&wich boards at the pool. This seems to be working out great & I have had no complaints.

BOARD REPORTS

- Pool rules need to be shortened & the language made more appropriate. We need an accurate sign posted at the pool. It is unfair to guests & owners that there is not a complete & clear listing to reference. This also makes enforcement extremely difficult.
- Internet / TV contract – We are told by Spectrum that our final contract will be ready this week. This has taken a great deal longer than expected. Mostly because Spectrum is very slow to respond. Once these latest changes are made we will finally have WIFI at the pool.
- Storage Committee: A list of Storage Committee members is pending approval. Survey poll says people are looking for mid-sized options. Our objective is to determine the best use of space for the units & establish appropriate prices for our onsite storage. We have some good ideas on how to accomplish this. This had been an area that has needed some focus for a few years.

Grounds Committee Report – Leslie Richardson

There was minimal activity with the Grounds Committee this quarter, however, you can expect additional follow up on cited House Rules violations after the Q4 meeting. As you may recall, the board passed a motion to set standards for approved lanai wall decorations that allow for one subtle wall hanging or themed triptych-style in a subtle color palate consistent with the colors allowed for lanai furniture. There were 47 units cited for prohibited lanai wall decorations. Following the Q3 board meeting, Debra & I surveyed the violations & developed a map of cited units agreeing which met the newly established waiver criteria. I contacted the 29 unit owners that met the standard & alerted them their lanai wall decoration were approved for waiver. The remaining 18 will need to be vetted by the yet-to-be established Architectural Review Committee to determine the appropriateness or requirement to remove. The map of approved waivers has been documented & filed with Kari in the front office for future reference.

A couple weeks ago we had a tree fall in the inner courtyard by the A side BBQ's due to high winds. We are doing everything we can to try to save the tree. Pictures of the fallen tree are noted below, along with the attempts to recover.



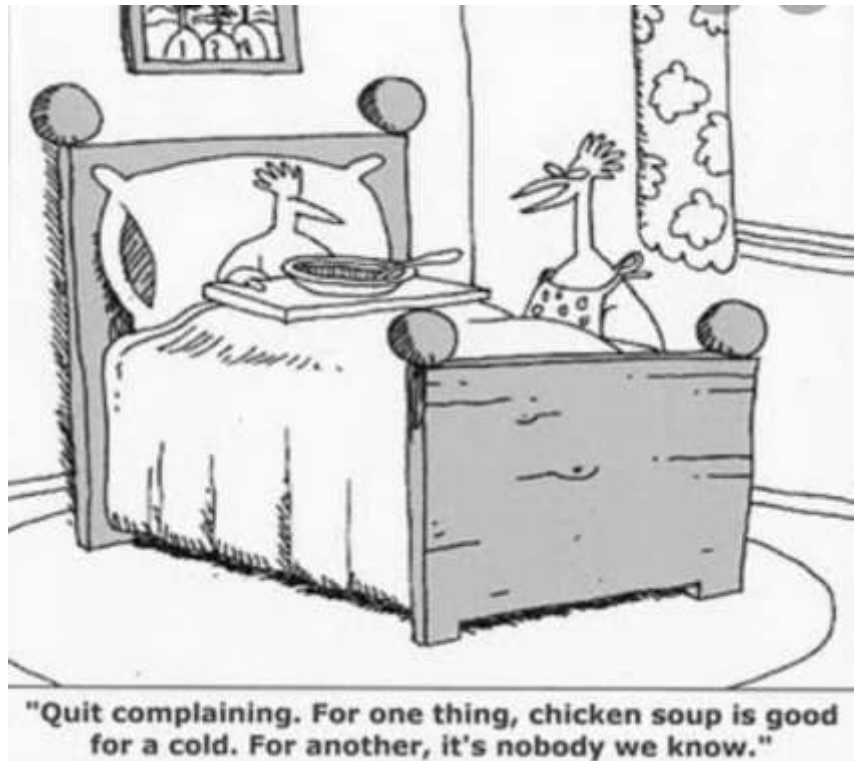
BOARD REPORTS

Grounds and Beach Report Continued

There was a meeting coordinated by an owner of Luana Kai to address dune preservation & restoration fronting Waipuilani Park. The meeting was held August 23rd with representatives from the County & University of Hawaii "Sea Grant" program. The primary purpose of the meeting was to discuss options to preserve the dune. The representatives proposed three actions that could be initiated:

1. Plant foliage along the dune line
2. Provide irrigation along the dune line to water the plantings
3. Install a low level barrier/fencing to direct foot traffic off the plantings

In order to accomplish the proposed action, a permit is required & funding would need to be obtained to cover the costs of plants, irrigation, fencing & signage. It was estimated the cost would range from \$10-\$15k. The permitting process for the dune restoration would take 6-8 weeks. It was suggested that the University of Hawaii "Sea Grant" program might be able to obtain a grant to fund the project. I have reached out to the Luana Kai owner for an update but no additional information has been communicated regarding the status of this project.



Board Expenses for 2021		
MEMBER	MEETING	TOTAL FLIGHTS
Leslie	Q2 & Q4	\$907.21
Blain	Q2 & Q3	\$1,169.00
Steve	Q2	\$593.00
Walt	Q2, Q3&Q4	\$1,738.00
Debra	Q2, Q3,	\$1,600.00
Each board member receives a \$250 Honorarium per Board Meeting		

DRAFT MINUTES OF THE FOURTH QUARTER BOARD MEETING

Association of Apartment Owners of Maui Sunset

Board of Directors' Regular 3rd Quarter Meeting

October 29, 2021, 9:00 a.m. HST

Meeting held via Zoom

DIRECTORS PRESENT: Debra Flynn, *President*; Steve Meyer, *Vice President/Secretary*; Walt Smith, *Treasurer*; Perry Brassington, Ryan Bazant, Blain Nelson, Leslie Richardson, *Directors*.

OTHERS PRESENT: Kari Davis, *General Manager*

CALL TO ORDER

The President called the Board of Directors' Regular 4th Quarter Meeting of the Association of Apartment Owners (AOAO) of Maui Sunset to order on Friday, October 29, 2021, at 9:01 a.m., HST. The meeting will be conducted according to Robert's Rules of Order. Leslie Richardson will be taking the Minutes for the meeting.

ROLL CALL & DECLARATION OF A QUORUM

The Chair did roll call & a quorum was declared with all members in attendance.

NOTICE OF MEETING

Mr. Steve Meyer certified that a Notice of Meeting & Meeting Agenda were sent to all owners & directors & posted on property earlier than required by Hawaii state law.

APPROVAL OF MINUTES

The minutes of the August 20, 2021, 3rd quarter Board meeting were circulated to the board.

Motion: *To waive the reading of minutes of the August 20, 2021, 3rd quarter Board meeting.*

Walt Smith/Perry Brassington; **No Discussion. CARRIED** unanimously.

The President asked if there is any discussion or correction to the minutes.

Motion: *To rescind the resolution to impose a monthly charge on cars stored on Maui Sunset property effective November 1st based on legal counsel review & consideration.*

Leslie Richardson/Perry Brassington; **No Discussion. CARRIED** unanimously.

Motion: *To adopt the minutes of the August 20, 2021, 3rd quarter Board meeting & approve as amended.*

Perry Brassington/Debra Flynn; **No Discussion. CARRIED** unanimously.

CONDUCT OF MEETING

The meeting is being recorded using Zoom technology in order to comply with Maui County law limiting public non-family gatherings. The President reminded Owners of the Rules of Conduct that were adopted at the Q3 meeting related to owner participation. It was noted that owners wishing to speak will need to raise their h& in the Zoom application pending recognition by the President. Also, noted was that comments entered in the Zoom Chat room are not sufficient for floor recognition.

In the interest of time, the President requested board members limit their reports to highlight matters of importance or reporting any update since the report was drafted. We refer owners to the full reports available online at www.mauisunset.me.

OFFICER'S REPORT

President's Report:

Debra Flynn presented highlights of the President's report.

Motion: *To nominate Leslie Richardson to serve as Vice President for the remainder of 2021.*

Steve Meyer/Blain Nelson; **No Discussion. CARRIED** unanimously.

General Manager's Report:

Kari Davis presented highlights of the General Manager's report.

Treasurer's Report:

Walt Smith presented a condensed Treasurer's report.

Motion: *To adopt the proposed 2022 AOA budget.*

Steve Meyer/Ryan Bazant; **Discussion ensued. CARRIED** unanimously.

Secretary's Report:

Steve Meyer presented a condensed Secretary's report, followed by the Communication committee report.

COMMITTEE REPORTS

Amenities & Timeshare

Blain Nelson presented highlights of the Amenities report.

Building & Long-Range Planning

Perry Brassington presented highlights of the Buildings & Security report.

Ryan Byzant presented highlights of the Long-Range Planning report.

Grounds & Beach

Leslie Richardson indicated the Grounds & Beach report st& as submitted.

Rules & Regulations

Debra Flynn presented the Rules & Regulation report.

Motion: *To adopt the following amendments to the House Rules establishing a Fines & Appeals process to support the 2008 Fine Schedule which will be incorporated into the House rules.*

The Board of Directors may impose fines for violation of the Bylaws &/or House Rules. The Apartment Owners are responsible for payment of any fines imposed with respect to their Unit(s), or as a result of the actions of the Owners & Occupants. The schedule of fines will be found in the House Rules. The Board reserves the right to establish a new schedule of fines at any time.

The Architectural Review Committee (ARC) will deliver verbal or written warning to the offender advising of the alleged violation with a period to correct the issue. If issue is not corrected, the offender is sent violation letter #1 advising of a fine per month & each month thereafter that the non-compliance continues & given fifteen (15) days after receipt of this letter to remedy. If there is no remedy, violation letter #2 is sent advising of the commencement of the fine.

Appeal Process

On receipt of violation letter #1 or violation letter #2, an owner may appeal the violation by written correspondence to the ARC & the Secretary of the Board. The correspondence must state the reasons for the noncompliance with the Bylaws or House Rules in sufficient detail so that the ARC can make a reasonable determination. If the Owner agrees there is a violation has extenuating circumstances to justify the noncompliance, this needs to be addressed in the written correspondence. If the Owner determines that the violation will be corrected, the time for compliance should be stated.

The ARC may reduce, suspend, or cancel fine(s) after consideration of the appeal as described below. The ARC will email a written decision to the person making the appeal within 120 days of receipt of the notice of appeal.

Pending an appeal to the ARC, an Owner need not pay a fine & no lien shall be imposed on an Owner's Apartment(s). Unless the ARC votes to reduce, suspend or cancel a fine, filing a notice of appeal shall not halt the accrual of any ongoing late fees or fines imposed for the offense which is subject of the appeal. An Owner may halt the accrual of additional fees or fines by paying the assessed amount when filing an appeal. If the Owner prevails in the appeal, the fines will be reimbursed after the written decision. If the Owner does not prevail, no further fines or fees will be assessed beyond those already remitted.

Debra Flynn/Leslie Richardson; **Discussion ensued.**

Motion to Table: *Move to table the motion to a later date to allow further review.*

Perry Brassington/Walt Smith; **Discussion ensued.**

Ayes: Ryan Bazant, Steve, Meyer, Perry Brassington, Walt Smith, Blain Nelson, Leslie Richardson

Abstain: Debra Flynn

Motion Carries

Motion: *Amend House Rules to incorporate the establishment of an Architectural Review Committee with the following criteria:*

Framework of Architectural Review Committee (ARC):

The ARC will consist of five (5) members, three (3) Apartment Owners & two (2) Board members, the Directors of Grounds & of Communications. The Owners appointed to the Committee will serve for a one (1) year term subject to two (2) extensions for a maximum three (3) year term. The President of the AOA Board will annually appoint or extend Owner members to the Committee.

The ARC will report all design or architectural changes to the Board of Directors. While the Board will consider recommendations made by the ARC, the Board is responsible for making all design decisions on architectural changes &/or compliance with House Rules & Bylaws.

Duties & Responsibilities:

The ARC will be responsible for reviewing design applications & making recommendations to the Board relative to the requested changes. In the course of performing these duties, the ARC may consult professionals (i.e., engineers, architects, etc.), subject to Board approval of any fees associated with the consultation. The ARC is also authorized to interact with Owners as is necessary in the course of executing its duties & responsibilities. The ARC will present its recommendations to the Board in writing, including any supporting documentation from outside sources.

The Board reserves the right to eliminate the ARC at any time. The Board also reserves the right to change the framework &/or duties & responsibilities of three ARC at any time.

Debra Flynn / Steve Meyer; **Discussion ensued. CARRIED** unanimously.

Motion: *Move to amend the House Rules to include the following additions to Section 12 & further that all Maui Sunset communications be made to read consistent with House Rules, Bylaws, & all other governing documents of the AOA, including but not limited to guest flyers, postings throughout the property, & the Maui Sunset web page & FaceBook page.*

- Beverages are not allowed in the pool or spa
- Children must be accompanied by an adult inside the pool area
- No running, diving, climbing over fence or excessive splashing that disturbs others is allowed in the pool area, hot tub or pool.
- Snorkel & masks are allowed in pool ONLY. Fins are not permitted
- Guests must remove all belongings when leaving pool area
- Lap Swim 8-9: Lap swimmers have priority during this time

Pool stairs are to enter & exit pool, not for lounging

Debra Flynn/Walt Smith; **Discussion ensued.**

Motion to Table: *Move to table the motion to a later date to allow further review & consideration.*

Steve Meyer/Ryan Bazant; **Discussion ensued.**

Ayes: Ryan Bazant, Steve Meyer, Blain Nelson, Perry Brassington, Leslie Richardson

Abstain: Walt Smith, Debra Flynn

Motion Carries.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new executable business.

ADJOURNMENT:

Motion: *To adjourn the meeting at 11:23 a.m. HST*

Leslie Richardson/Blain Nelson ; **CARRIED** unanimously.

The Board will convene in Executive Session at 11:30 a.m. (HST) to discuss personnel, contract, & legal issue.

Approved (date): _____

Initials: _____



DRAFT MINUTES OF THE SPECIAL BOARD MEETING

Association of Apartment Owners of Maui Sunset
Board of Directors' Special Board Meeting
November 23, 2021, 2:00 p.m. HST
Meeting held via Zoom

DIRECTORS PRESENT: Debra Flynn, *President*; Leslie Richardson, *Vice President*; Steve Meyer, *Secretary*; Walt Smith, *Treasurer*; Perry Brassington, Ryan Bazant, *Directors*.

OTHERS PRESENT: Kari Davis, *General Manager*

CALL TO ORDER

The President called the Board of Directors' Special Board Meeting of the Association of Apartment Owners (AOAO) of Maui Sunset to order on Tuesday, November 23, 2021, at 2:03 p.m., HST. The meeting will be conducted according to Robert's Rules of Order. Leslie Richardson will be taking the Minutes for the meeting.

ROLL CALL AND DECLARATION OF A QUORUM

The Chair did roll call and a quorum was declared with all members in attendance with the exception of Blain Nelson.

CERTIFICATION OF NOTICE OF MEETING

Mr. Steve Meyer certified that a Notice of Meeting and Meeting Agenda were sent to all owners and directors and posted on property as required by Hawaii state law.

SECRETARY REPORT

Motion: *To approve the Proxy format.*

Steve Meyer/Ryan Bazant; **No Discussion. CARRIED** unanimously.

RULES & REGULATIONS REPORT

Motion: *To remove counsel's recommended language around service animals from Article V, Section 2(i) from the proposed Restatement.*

Steve Meyer/Leslie Richardson; **Discussion ensued. CARRIED** unanimously.

Motion: *To remove counsel's recommended language in Article V, Section 2(j) related to smoking from the proposed Restatement.*

Walt Smith/Leslie Richardson; **Discussion ensued. CARRIED** unanimously.

Motion: *To approve the restatement of the bylaws as recommended by the Bylaw Committee in the redline version and as summarized in Exhibit A.*

Ryan Bazant; **Discussion ensued. Perry abstained. MOTION CARRIED.**

Ballot 4 BYLAW AMENDMENTS

Motion: *To approve the Ballot #4 Bylaw Amendments to go to owner vote via ballot for the Annual Homeowners Meeting.*

Leslie Richardson/Perry Brassington; **Discussion ensued. CARRIED** unanimously.

Ballots for Election of Directors, Tax Resolution, Approval of Association Meeting Minutes and Standard Motions for Board business.

Motion: *To approve the drafts of Ballots 1 –5 to be approved and finalized by Aloha Property Management.*

Steve Meyer/Perry Brassington. **Discussion ensued. CARRIED** unanimously.

UNFINISHED BUSINESS

Motion: *Authorize putting the revised Pool Rules on back of lap swim sign and print up cards. A permanent sign to be reviewed at a later date.*

Walt Smith/Perry Brassington; **Discussion ensued. CARRIED** unanimously.

NEW BUSINESS

There was no new executable business.

ADJOURNMENT:

Motion: *To adjourn the meeting at 4:05 p.m. HST*

Leslie Richardson/Walt Smith; **CARRIED** unanimously.

The Board will convene in Executive Session at 4:10 p.m. (HST) to discuss a personnel matter and provide an update on the pending mediation matter.

Approved (date): _____

Initials: _____

Please see www.mauisunset.me for minutes including Exhibits

Updated Pool Signage coming Soon

Maui Sunset embraces the Spirit of Aloha!

Please be respectful and considerate to those around you.

Pool Rules

1. NO GLASS or breakable containers allowed in pool area
2. NO Food allowed in the pool or hot tub
3. Noodles & water wings allowed; also small infant floats with adult supervision
4. No throwing objects in pool area
5. Children must be accompanied and supervised by an adult when using the pool or hot tub
6. No running, diving, or climbing the fence or gate
7. Repetitive chanting games like Marco Polo are not allowed
8. Goggles, snorkel & masks are allowed in pool ONLY. Fins are not permitted
9. No external audio except via headphones or ear buds
10. Chaise lounges may not be reserved when the user is not in the fenced pool area
11. Do not block pool or hot tub stairs
12. Lap swimmers have priority from 8AM – 9AM
13. Pool furniture may not be removed from pool area

Violation of Pool Rules may result in loss of pool privileges.

Thank you for contributing to a fun pool for everyone!



Join Us Poolside for Maui's Top Activities

Your dedicated team of expert activity planners are here to help you plan an unforgettable vacation. We can assist with:

Booking Maui's Most Popular Tours: Helicopters, Luau, Snorkeling, Zipline, Scenic Island Tours, Sunset Cruises, and Much More.

Getting You Beach Ready with Rentals: Kayaks, Stand Up Paddle Boards, Snorkel Gear, and Beach Equipment.



Blue Hawaiian
ACTIVITIES



Phone: 808.867.3700 • Email: MauiSunsetConcierge@BlueHawaiian.com

Find us at the Pool: 8:00am - 4:00pm Daily

Hilton Grand Vacations' Maui Bay Villas Unveils its First 31 Units in Soft Opening at former Maui Lu Property in North Kihei



November 1, 2021, 11:30 AM HST

** Updated November 3, 5:25 AM*

Hilton Grand Vacations Inc. announced the soft opening of its brand-new oceanfront property, Maui Bay Villas by Hilton Grand Vacations in Kihei. Located on Maui's southwest coast, the all-suite luxury resort marks HGV's first location on the island and 10th property in Hawai*©*i. With the completion of its first phase, Maui Bay Villas has initially opened 31 suites to owners and guests. Each suite features one or two bedrooms, plus a full kitchen, living room and dining area. Progress on the remaining phases is well under way, with buildout anticipated in 2027. Once completed, the resort will encompass a total of 388 villas, a clubhouse, on-site eatery, poolside bar and grill and more than 15 acres of recreational space.

"Maui Bay Villas is one of our most highly anticipated properties and we are thrilled to be able to share our vacation lifestyle and aloha with owners, guests and the Maui community," said Mark Wang, president and CEO, Hilton Grand Vacations. "HGV is dedicated to being a steward of our environment, a good neighbor to our community, a respected employer, and a phenomenal host. It's truly a pleasure and honor to open on beautiful Maui."

In conjunction with construction, HGV made infrastructure improvements including the installation of new sidewalks and bike lanes, crosswalks with flashing lights, drainage system enhancements,

and a landscaped median along South Kīhei Road. Two bus shelters for public transit are operating, and new public parking spaces within walking distance of the beach will be added in future phases.

Maui Bay Villas has installed water-efficient appliances in all units and public areas and provided water-filling stations to promote the use of refillable bottles. The company will also avoid single-use plastics in its food service operations when possible; and use environmentally conscious products throughout its operations including in landscaping.

With the guidance of a local arborist, HGV identified trees that had been growing at the site – including more than 80 coconut palms – and had them transplanted to nurseries for care until they could be returned and replanted at the property.

At the helm of Maui Bay Villas is a local leadership team comprised of: General Manager Will Bethel; Jay Corpuz, chief engineer; Shermila Beauvais, director of guest services; Joy Valenzuela, executive housekeeper; and Kyle Eldridge, director of safety and security.

Currently, Maui Bay Villas has approximately 50 full-time positions in its resort operations and is seeking to fill additional roles as it continues to move toward full fruition, including 20 full-time positions in sales, marketing and administration, and eventually, more than 200 full-time hospitality positions. More information on career opportunities is available online.



Meal Sunset AOA/O
Budget Draft
2022

	12.8% Dues Increase:									
	Budget 2022	Budget 2021	Actuals 2020	Actuals 2019	Actuals 2018	Actuals 2017	Actuals 2016	Actuals 2015	Actuals 2014	
4001 - Maintenance Fees	1,940,932.00	1,720,625.00	1,671,073.12	1,671,454.08	1,576,856.64	1,576,856.64	1,444,720.80	1,444,720.80	1,444,720.80	9,064.32
4005 - Late Fees	1,000.00	1,000.00	300.00	175.00	50.00	350.00	825.00	700.00	1,200.00	1,667.00
4101 - Electricity Income	458,000.00	458,000.00	303,457.88	511,725.40	461,338.69	386,596.58	379,091.10	441,445.52	506,947.22	14,327.77
4105 - Electricity Owners	(445,000.00)	(445,000.00)	(268,447.41)	(490,406.38)	(458,409.67)	(373,232.39)	(359,748.99)	(415,572.11)	(488,935.16)	1,519.18
4301 - Merchandise Sales								48.00		158,589.73
4305 - Concession Income	36,000.00		19,050.00	76,200.00	76,200.00	76,200.00	76,200.00	76,200.00	76,200.00	9,804.23
4310 - Activities Desk Commission	2,000.00		975.00	5,325.00	6,200.00	11,200.00	7,875.00	10,725.00	1,800.00	1,732.50
4315 - Soda Income					121.77	725.87	823.68	1,288.94	1,460.59	1,022.68
4320 - Kayak Storage	6,000.00	2,750.00	2,449.98	2,770.07	1,093.94	1,443.00	712.03	1,447.29	1,022.68	1,022.68
4325 - Front Desk Internet					200.00		201.00	1,142.00	1,349.00	1,349.00
4330 - Storage Rental	22,676.00	20,996.00	18,023.95	18,619.32	18,024.00	17,024.00	15,660.00	15,856.00	17,444.00	17,444.00
4330 - Sunset Internet/WIFI Commission								25.00		25.00
4501 - Interest Income	38.00	38.00	12.81	11.07	11.07	25.96	10.09	1.23	219.57	1.03
4505 - Interest Income-Defaulted Acct										
4550 - Other Income	1,500.00	1,500.00	300.00	456.42	1,569.70	20,085.63	1,105.00	670.02	12,000.00	12,000.00
4980 - Bad Debt Recovery										
4990 - Gains(Losses) of Capital Assets										85.00
Total 5100 - Payroll and Benefits	2,023,146.00	1,759,919.00	1,747,195.33	1,796,329.98	1,683,256.14	1,716,975.29	1,567,625.11	1,578,917.16	1,577,047.66	1,577,047.66
Total 5100 - Payroll and Benefits	577,490.00	539,862.00	503,963.97	572,467.53	556,902.04	481,079.70	490,239.71	502,273.18	476,837.67	476,837.67
6100 - Repairs and Maintenance					550.00					
6101 - Beach Clean Up										
SECURITY CAMERAS										
Security camera maint										
Security/licensing fees										
6110 - Building	12,000.00	12,000.00	18,883.85	20,150.30	4,493.31	13,018.96	9,274.74	14,152.95	9,064.32	9,064.32
6115 - Elevator Maintenance	500.00	500.00	-	-	-	1,000.00	184.87	1,000.06	1,667.00	1,667.00
6120 - Elevators	18,800.00	17,000.00	17,228.40	16,750.95	16,208.39	15,634.10	15,145.59	14,742.61	14,327.77	14,327.77
6125 - Equipment/Tools	1,500.00	1,500.00	4,008.69	2,517.99	2,923.26	352.99	657.06	2,000.07	1,519.18	1,519.18
6130 - Grounds - Contract	179,415.00	177,639.00	173,881.44	170,472.00	170,472.00	170,472.00	170,472.00	168,783.96	158,589.73	158,589.73
6135 - Grounds - Supplies	9,000.00	9,000.00	9,945.10	7,799.30	9,602.63	12,197.34	12,067.35	16,538.94	13,804.23	13,804.23
6140 - Grounds - Dehatch	4,500.00	4,000.00	1,554.42	4,274.51	2,349.89	3,062.01	4,076.24	5,889.82	1,736.31	1,736.31
xxxx Grounds - Trees	6,000.00									
6145 - Hydrojet Contract	3,000.00	3,000.00	2,841.41	753.60	3,838.91	3,351.41	1,987.42	2,351.08	-155.77	-155.77
6150 - Maintenance-Supplies	12,000.00	12,000.00	9,442.42	13,128.50	10,489.80	10,298.28	13,084.49	11,011.35	12,707.49	12,707.49
6155 - Paint	1,500.00	500.00	5,116.27	888.87	593.29	55.68	1,865.50	3,278.52	2,631.12	2,631.12
6190 - Pest Control	10,500.00	10,500.00	10,383.24	9,954.12	9,782.92	10,601.35	9,048.40	8,742.46	8,406.24	8,406.24
6170 - Pool Supplies	15,000.00	10,000.00	10,467.82	12,922.73	12,560.33	7,912.78	8,220.57	12,522.50	9,077.01	9,077.01
xxxx Recreation Equipment	1,500.00									
6190 - Vehicle Expenses	700.00	700.00	568.70	602.65	1,366.64	848.79	1,243.87	1,957.74	2,283.97	2,283.97
Total 6100 - Repairs and Maintenance	275,915.00	258,339.00	264,321.76	260,215.72	245,231.38	248,795.68	247,328.10	273,381.84	235,659.60	235,659.60
7000 - Utilities										
7001 - Cable	144,000.00	136,000.00	134,019.08	127,595.58	129,407.76	123,642.24	117,845.37	113,577.64	96,037.68	96,037.68

12.8% Dues Increase:

	Budget 2022	Budget 2021	Actuals 2020	Actuals 2019	Actuals 2018	Actuals 2017	Actuals 2016	Actuals 2015	Actuals 2014
7065 - Electricity-AOAO	6,000.00	6,000.00	6,185.50	6,525.78	5,190.13	5,269.46	7,760.23	45,965.19	84,033.59
7010 - Propane	25,000.00	25,000.00	25,025.82	30,125.50	34,223.03	34,096.86	34,029.07	40,914.37	41,965.46
7015 - Refuse	60,000.00	40,000.00	31,417.62	47,572.21	47,178.89	39,701.88	32,959.39	36,619.95	41,148.25
7020 - Sewer	144,000.00	103,000.00	111,631.77	109,354.98	103,244.56	94,137.10	100,795.40	103,504.50	99,804.55
7025 - Telephone	8,100.00	8,100.00	8,337.74	5,722.45	6,837.71	6,505.53	6,626.95	5,381.48	5,283.26
7030 - Water	60,000.00	27,180.00	35,986.01	37,433.82	37,674.60	51,046.16	44,045.53	50,435.21	48,146.87
RT Water	2,000.00	500.00	2,450.25						
7031 Water Pool	6,000.00	6,000.00	5,820.00	6,36.78					
Total 7000 - Utilities	455,100.00	350,600.00	355,290.57	364,330.32	363,756.68	354,399.23	344,061.94	396,398.34	416,384.66
7100 - Administration	-	-	-	9,449.78	6,977.79	6,118.91	6,055.82	5,857.13	5,671.07
7101 - Annual Homeowner's Party	-	-	-	-	-	-	-	12,088.09	1,909.05
7105 - Loan Interest	-	-	-	-	-	-	-	-	51,265.28
7107 - Loan Principal	-	-	-	-	-	-	-	-	-
7108 - PV System Lease	46,581.00	46,581.00	46,581.36	46,581.36	46,581.36	46,581.36	46,581.36	17,103.70	3,281.25
7110 - Audit/Tax Prep	4,100.00	4,000.00	3,854.16	3,776.04	3,671.87	3,593.75	3,671.87	3,437.50	4,185.09
7115 - B-408 Utilities/Telephone	2,500.00	2,500.00	2,196.26	2,663.78	4,132.53	3,559.50	4,257.64	3,876.78	11,075.61
7120 - Bad Debt	500.00	500.00	-	364.35	-	0.00	0.00	0.00	2,836.74
7125 - Bank Service Fees	2,600.00	2,600.00	2,853.47	2,890.59	2,642.68	2,973.80	3,054.17	3,726.16	2,836.74
7130 - C & J After Hour Phone Service	-	-	84.36	2,670.27	3,313.58	3,701.39	3,035.32	3,169.77	3,051.92
7135 - Copier Maintenance	-	-	-	-	581.23	782.58	782.58	715.60	704.10
7140 - Director's Expenses	12,000.00	21,750.00	12,143.99	17,792.94	17,371.98	18,126.33	16,030.63	21,263.14	18,128.95
7145 - Accounting	57,200.00	53,000.00	55,489.21	52,180.68	50,577.83	47,202.78	46,421.54	44,485.38	44,485.38
7150 - Insurance	128,400.00	134,946.00	117,397.26	105,239.60	94,145.03	87,753.00	86,129.64	80,856.80	76,651.96
7155 - Legal Fees	7,000.00	5,000.00	2,392.87	2,557.07	6,073.30	1,529.63	1,781.79	2,672.32	4,573.34
7160 - Meeting Expenses	1,000.00	1,000.00	507.81	1,035.13	935.19	579.13	415.81	200.00	155.56
7165 - Mgt Fees - Annual Mtg	8,000.00	5,000.00	1,612.22	7,217.02	720.00	4,020.72	4,152.91	2,933.40	4,276.23
7170 - Administration Misc Expenses	7,000.00	3,600.00	2,874.76	3,163.58	4,778.40	1,727.64	1,875.62	2,231.70	2,128.63
7175 - Newsletter & Postage	1,500.00	1,500.00	1,919.55	1,464.14	1,505.00	2,360.79	2,269.48	1,352.58	1,335.08
7180 - Non-Budget Misc	500.00	500.00	644.52	5,628.27	674.33	577.53	1,369.54	1,163.86	1,433.32
7185 - Outside Services	-	-	10.00	408.33			245.00		290.94
7190 - Owner's Exp-Reimbursable	-	-	-	-	-	-	-	-	-
7195 - Postage	2,000.00	2,000.00	1,816.59	2,618.41	1,463.73	1,415.45	1,490.73	1,715.67	1,641.15
7201 - Property Taxes	3,610.00	3,500.00	3,286.83	3,595.43	3,424.68	2,926.62	2,994.20	2,648.16	2,504.63
supplies for resale	-	-	-	-	-	-	-	-	-
7210 - Supplies-Administration	3,000.00	6,300.00	3,104.28	3,558.87	3,703.99	2,727.03	3,612.60	2,758.33	2,095.89
7215 - Taxes - GET	4,400.00	4,400.00	2,066.07	4,245.41	4,356.76	4,444.96	4,257.92	4,458.56	4,247.08
7217 - Taxes - Income	4,000.00	4,000.00	9,213.00	8,682.00	7,923.98	12,399.95	12,799.96	13,263.96	1,599.97
7220 - Uniforms	500.00	250.00	1,029.57	784.15	1,036.44	374.21	607.24	76.38	620.80
7225 - Vending/Concession Exp	250.00	250.00	197.87	-	-	149.64	160.37	308.58	456.55
7230 - Website Maintenance	-	-	-	-	-	-	-	199.75	139.87
7307 - Principal Payment ASB	354,000.00	299,921.00	299,920.92	299,921.64	247,428.00	377,428.00	123,714.00	123,714.00	-51,265.28
7307 - Reserve Transfer	20,000.00	20,000.00	18,654.40	1,500.00	16,900.00	1,000.00	33,669.14	1,989.94	35,426.14
7700 - Capital Expenditures	40,000.00	8,000.00	5,912.66	7,953.75	8,370.29	11,193.48	13,025.78	13,410.96	8,197.38
XXXX - 2021 SHORTFALL	8,000.00	611,098.00	577,113.59	596,443.07	522,389.97	644,272.95	391,574.76	371,824.47	282,276.54
7800 - Depreciation Expense	2,023,146.00	1,759,919.00	1,719,344.29	1,794,956.64	1,705,180.07	1,728,547.56	1,506,873.65	1,545,667.12	1,426,583.61
Total 7100 - Administration	2,023,146.00	1,759,919.00	27,851.04	1,373.34	(21,923.93)	12,572.27	(60,751.46)	(33,250.04)	(150,464.05)
7705 - Special Project	-	-	-	-	-	-	-	-	-

The AOA of Maui Sunset
Profit & Loss
For the Ten Months ended October 31, 2021

	Oct 21	Jan - Oct 21
Ordinary Income/Expense		
Income		
4001 - Maintenance Fees	145,385.56	1,438,855.50
4005 - Late Fees	0.00	360.00
4101 - Electricity Income	52,616.51	317,069.14
4105 - Electricity Owners	-57,898.83	-350,395.16
4305 - Concession Income	3,000.00	23,600.00
4310 - Activities Desk Commission	75.00	1,029.56
4320 - Kayak Storage	248.40	2,825.70
4330 - Storage Rental	1,577.10	15,537.20
4501 - Interest Income	0.26	7.59
4550 - Other Income	375.00	4,397.50
Total Income	163,660.30	1,478,198.23
Gross Profit	163,660.30	1,478,198.23
Expense		
5100 - Payroll and Benefits	45,060.12	444,130.98
6100 - Repairs and Maintenance		
6110 - Building	1,622.77	7,365.95
6115 - Elevator Maintenance	0.00	670.82
6120 - Elevators	1,530.94	14,918.50
6125 - Equipment/Tools	0.00	6,341.98
6130 - Grounds - Contract	17,855.02	146,350.20
6135 - Grounds - Supplies	192.15	8,051.24
6140 - Grounds - De/hatch	0.00	3,295.81
6150 - Maintenance-Supplies	599.58	7,520.76
6155 - Paint	0.00	1,920.71
6160 - Pest Control	591.23	8,854.39
6170 - Pool-Supplies	2,762.63	15,667.57
6190 - Vehicle Expenses	0.00	816.79
Total 6100 - Repairs and Maintenance	22,237.32	221,454.35
7000 - Utilities		
7001 - Cable	11,794.23	117,267.60
7005 - Electricity-AOA	503.53	5,255.11
7010 - Propane	2,318.85	29,716.43
7015 - Refuse	5,011.46	45,426.76
7020 - Sewer	11,173.52	113,080.50
7025 - Telephone	594.94	8,195.20
7030 - Water	4,498.55	51,053.40
7031 - Water - Pool	830.55	5,439.75
7032 - Water - Reclaimed	0.00	2,293.38
Total 7000 - Utilities	56,725.61	373,381.04
7100 - Administration		
7108 - PV System Lease	3,351.75	38,317.80
7110 - Audit/Tax Prep	0.00	3,984.35
7115 - B-408 Utilities/Telephone	190.14	1,722.12
7125 - Bank Service Fees	247.45	2,412.50
7140 - Director's Expenses	0.00	857.03
7145 - Accounting	4,526.01	46,320.06
7150 - Insurance	9,358.95	107,301.86
7165 - Legal Fees	2,072.32	11,339.03
7160 - Meeting Expenses	0.00	216.82
7165 - Mgt Fees--Annual Mtg	0.00	5,169.72
7170 - Administration Misc Expenses	939.22	3,106.16
7175 - Newsletter & Postage	616.80	1,296.86
7180 - Non-Budget Misc	0.00	322.23
7195 - Postage	124.16	1,345.18
7201 - Property Taxes	303.07	2,471.04
7210 - Supplies-Administration	462.58	1,909.87
7215 - Taxes - GET	211.46	1,898.54
7217 - Taxes - Income	0.00	0.00
7220 - Uniforms	0.00	701.58

See Accountant's Compilation Report

The AOA of Maui Sunset
Profit & Loss
For the Ten Months ended October 31, 2021

	Oct 21	Jan - Oct 21
7501 - Reserves Transfer	24,893.41	249,834.10
7800 - Depreciation Expense	178.20	1,781.47
Total 7100 - Administration	49,636.83	487,957.25
Total Expense	152,656.68	1,523,935.91
Net Ordinary Income	11,005.42	-48,735.68
Other Income/Expense		
Other Income		
8001 - Reserves-MF Allocation	24,993.41	248,834.10
8005 - Reserves-Interest Income	12.68	185.17
8007 - Investment-Unrealized Gain/(Loss)	21.95	212.53
Total Other Income	25,028.04	253,311.80
Other Expense		
8506 - Contingency Reserves	1,104.17	1,104.17
8510 - Exercise Room	0.00	1,202.25
8513 - Ice Bin	0.00	7,085.52
8515 - Maui Sunset Sign	0.00	2,151.03
8517 - Parking Lot A	0.00	0.00
8518 - Parking Lot B	0.00	0.00
8531 - Sewer Plumbing	2,108.77	11,682.87
8533 - Sewer Stack & Lateral Repair	0.00	8,405.29
8534 - Spalling	285.37	12,285.77
8537 - Tree Trimming & Cutting	1,958.32	5,738.55
Total Other Expense	5,436.63	52,747.28
Net Other Income	19,591.41	197,564.55
Net Income	30,600.83	148,828.87

See Accountant's Compilation Report

FUTURE MEETING SCHEDULE

Dates & locations subject to change due to COVID pandemic restrictions

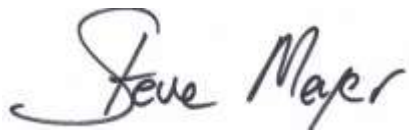
MAUI SUNSET MASTER ASSOCIATION:

Annual Meeting 2022	January 28, 2022	8:30 AM HST
First Quarter Board Meeting	January 28, 2022	Immediately following or within 48 hours of Annual Meeting

Future Meetings to be scheduled at 1st Quarter organizational meeting January 28th.

All owners are welcome to any meeting via Zoom. Please see www.mauisunset.me for updates

Aloha,



Steve Meyer
Secretary & 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 president@mauisunset.me	2023	Chair—Rules & Regulations Chair—Human Resources
Vice-President	Leslie Richardson (Chris) 4019 52nd PI SW Seattle, WA 98116	Cell: 206-234-5813 leslie@graffixinc.com	2022	Chair—Grounds Member—Finance Chair—Beach
Secretary	Steve Meyer (Lindsay) 1495 NW Gilman Blvd Issaquah, WA 98027	Cell: 206-604-2790 secretary@mauisunset.me	2023	Chair – Communications Newsletter /Website Public Relations
Treasurer	Walt Smith (&rea)	Cell: 206-396-1203 wsmith@badermartin.com	2024	Chair—Finance Chair—Insurance
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
Night Watchman	Christ Hoerner Israel Emilio	Cell: 808-298-9291		Hours: 5pm - 3am



Maui Sunset
1032 S. Kihei Rd
Kihei, HI 96753