

**ASSOCIATION OF APARTMENT OWNERS OF
KAI MAKANI BEACH VILLAS
BOARD OF DIRECTORS MEETING**

Tuesday, April 12, 2022

DIRECTORS PRESENT: Steve Ibach, President; Doug Callihan, Vice President; David Lovejoy, Secretary; Ken Doolin, Treasurer.

DIRECTORS EXCUSED: Sue Fahnert, Director

OTHERS PRESENT: Rodney Jones, Site Manager; Lysa Tracy, Quam Properties.

OWNERS PRESENT: Cathy Ibach #26-101; Maria & Dennis Kakutani #46-202; Tom & Melinda Orchard #22-103; Rita Baydala #12-102; Jean Ekerson #14-202; Jay Hewitt #22-202; Ken Elgin #24-102; Barbara Cohen-Schweitzer #34-101; Michael Oleksa #32-101.

CALL TO ORDER:

Steve Ibach called the meeting to order at 9:01 p.m.

MEETING NOTICE:

Lysa Tracy confirmed Proof of Meeting notice was posted on property and emailed to all Directors and owners with an email address on file on April 1, 2022.

APPROVAL OF PREVIOUS MEETING MINUTES:

Motion: To approve the November 11, 2021 meeting minutes as presented.
(Callihan/Lovejoy) **CARRIED** unanimously.

Motion: To approve the February 5, 2022 meeting minutes as presented.
(Lovejoy/Callihan) **CARRIED** unanimously.

PRESIDENT'S REPORT:

President Steve Ibach presented his report and highlighted items including the following:

- Completed installation of hot water to the pool shower and replaced the shower head.
- Acquired rowing machine for fitness center. Seems to be very popular so far.
- Covid restrictions relating to use of the fitness center have been lifted per removal of all restrictions by the State and County.
- Board removed restriction for those who use the fitness center before 8am now that access to the pool pavilion has been updated and no longer requires the use of a separate padlock.
- Reminder that during quiet hours, use of the fitness center must have doors and windows closed to minimize noise.
- Pool company that cleaned the pool previously is no longer offering that service, so Rodney has been taking care of the pool while the Board researches a replacement company.
- The Board approved new pool cleaning equipment that will speed up the cleaning of the pool while putting less stress on the filters. Expected arrival is this summer.
- Repairs have been made to the Sand Filters for the pool and the spa.
- Pool saltwater chlorine generator is not working, so have had to use traditional chlorine while trying to find some to repair/service. Since a repair isn't possible, and new saltwater chlorine generator has been ordered.

- Board is considering a saltwater system for the spa; it wasn't available at the time the spa was installed, but technology has changed that it is an option now and the Board is researching.
- Well project continues to move forward, slowly. The well will be located behind dumpster #3. Engineer has completed the design, the driller has been engaged (signed agreement should be in hand soon) and once that agreement is in place, the project still needs permit approval, which is estimated to take anywhere from 3-6 months. Drilling of the well itself shouldn't take more than a week, once all permits are in place.
- Ken Doolin noted that while the well is expected to eliminate approximately \$3000 per month in irrigation fees, there will be minor fees for the cost of operating the pump to the well and minimum monthly charge from the County of Maui to keep the account open so that we can use County water if there is ever an issue with the well, and not risk the landscaping.

TREASURER'S REPORT:

Treasurer Ken Doolin reviewed the Association's financials as of February 28, 2022 as follows:

- Operating: \$267,258
- Total Reserves: \$802,314
- Total Assets of \$1,118,620
- The Association is over budget for expenditures by \$4,855 for the month of February, and \$6,519 over budget year-to-date, due mainly to the completion of the audits, which should average out over the course of the year.
- The Board is hopeful that repairs to pool equipment will result in less fees paid in chemicals.

SITE MANAGER'S REPORT:

Rodney Jones highlighted the following items:

- Dryer vent cleaning will be performed the week of April 18th.
- In addition, Site Manager and Ken Doolin will accompany vent cleaners to perform the High Risk Component Inspections to take note of any potential issues related water heaters, hoses, connections, etc.
- Landscaping has put in orchids attached to existing areca palms and more are planned throughout the project.
- Salt was put down to address weeds and it created burn spots in the lawns. The landscapers are trying a new application for weeds, but it is not working and the weeds are overtaking the lawns, which have not recovered from the burns as hoped. Fertilizer has been put down to try and address.
- Tree trimming will be completed in the last week of May.
- Reminder to owners to advise Rodney if you see issues pertaining to the window glass so those windows can be included in the next round of replacements.

UNFINISHED BUSINESS:

Consent Agenda for email votes since the last meeting:

Salt Cell for Pool:

Motion: To approve the purchase/installation of a new salt cell for the pool in the amount of \$3,400 from Ohana Pool.
(Callihan/Doolin)

CARRIED unanimously.

Rowing Machine for Fitness Center:

Motion: To approve the purchase/installation of a new rowing machine from Fitness for Everyone for an amount not to exceed \$2,500.
(Doolin/Callihan)

CARRIED unanimously.

NEW BUSINESS:

Formation of Grounds Committee

Landscaping is an important issue and continues to have significant issues and challenges. There has been an informal committee at various times through the years, but the intent is to formalize the committee, clarify their role and responsibilities, and hopefully avoid some of issues we are currently seeing with the overall landscape.

President Steve Ibach read the framework of the committee into the record for inclusion in the minutes:

- Committee can consist of up to five owners or residents but must have a minimum of three.
- The committee will choose its own chairperson by majority vote. The chairperson must be an owner. In the event of a tie vote, the Board will break the tie.
- The committee shall be responsible for establishing and maintaining community esthetic standards including landscaping maintenance, lanai esthetics, cleanliness of common areas and limited common areas, etc.
- The chairperson can direct the Site Manager and landscaping company in all matters pertaining to the grounds that do not require an unbudgeted expense. The chairperson will convey the instructions of the majority of the committee in this regard.
- The committee should recommend improvements to the grounds to the Board for approval and budgeting.
- Owners requests to alter landscaping, encroach on the common area with plants, a grill, a stepping stone, etc., or to alter their lanai or windows aesthetically by adding a new light, ceiling fan, camera, drapes, window decorations, etc. will go to the grounds committee for approval.
- The Board can override any decisions of the committee by majority vote and owners can appeal decisions of the committee to the Board.
- The chairperson must present a Grounds Committee report to the Board at each Board Meeting outlining actions taken, suggestions and challenges encountered since the last meeting.
- In the event the committee chairperson temporarily cannot perform their duties they can appoint another member of the committee to act in their stead by informing the Board by email. This person must be an owner.

The Board discussed the parameters as outlined above and allowed owners to ask clarifying questions. A brief discussion was also held about the possibility of expanding the kayak/board storage area and the Board is working on how to accommodate. It was noted that the kayak storage wouldn't be under the purview of the Grounds Committee.

Motion:

To establish the Grounds Committee under the guidelines as presented with the additional requirement added that the Committee needs to notify the Board in advance of any exception to the rules to allow the Board to review and potentially override the approval before the owner is notified in order to minimize misunderstandings or work performed that might have to be removed due to Board enforcing existing rules.

(Ibach/Lovejoy)

CARRIED unanimously.

Use of Manual Scooters/Other Conveyances on Property

An owner brought to the attention to the Board that the current house rules are discriminatory in regard to the use of non-motorized scooters (or similar conveyance). After a review the Board agreed and has instructed the Site Manager and Managing Agent to not enforce the rule. The restriction that the scooters cannot be used on the lawn areas or in the pool area remains in place for anyone using a scooter. The Board is seeking feedback from owners on whether to continue to allow residents of all ages to use non-motorized conveyances (except in grass areas or the pool area) or to eliminate the use altogether. The next version of the rules adopted will address the issue.

House Rules Discussion

President Steve Ibach noted that the Board is in the process of updating the House Rules, mainly as it pertains to streamlining and formatting (versus major changes), but in the process of that cleanup, three issues came up that

need to be considered for change in the rules. The Board discussed whether the following items should be included in the House Rules to be reviewed and voted on by the Board in July:

- Motion:** Add reckless driving as that is by far the largest complaint received by owners. This would be another tool to try and enforce the current rules in place.
(Callihan/Lovejoy) **CARRIED** unanimously.
- Motion:** Add Maui County Fire Code to house rules to make explicit the appropriate use of grills, and calling out the specific fine (\$1,000) that applies.
(Lovejoy/Doolin) **CARRIED** unanimously.
- Motion:** Revise the fine schedule to simplify and standardize the infraction fees to: warning/\$25/\$100/\$250 – leaving in place the schedule for the most severe infractions that are already assessed over \$500.
(Lovejoy/Doolin) **CARRIED** unanimously.

DATE OF NEXT MEETING:

The next Board of Directors Meeting is scheduled for 9:00am on July 12, 2022.

ADJOURNMENT TO EXECUTIVE SESSION:

Upon unanimous approval, the meeting was adjourned to executive session at 10:40am

RECONVENE

Executive session was adjourned, and general session reconvened at 11:13am.

ADJOURNMENT:

There being no further business to come before the Board, and with no motions from Executive Session to read into the record, the meeting was adjourned at 11:13 a.m.

Respectfully submitted,
Lysa Tracy, CMCA® AMS® R(S)
Quam Properties Hawaii
Managing Agent