

**ASSOCIATION OF APARTMENT OWNERS OF
KAI MAKANI BEACH VILLAS
BOARD OF DIRECTORS MEETING
Thursday, May 17, 2018**

DIRECTORS PRESENT: Ken Travers, President; Ken Doolin, Treasurer; David Lovejoy, Secretary; Douglas Callihan, Steve Ibach, Directors.

OTHERS PRESENT: Ryan Tefft, Site Manager; Lysa Tracy, Management Consultants Hawaii; Chauncy Brown and Melony Coyne, Rising Sun Solar.

OWNERS PRESENT: Nina Hart, 10-202; Maggie Turner, 41-102; Bob Harris, 42-202; Jay Hewitt, 22-202; Chuck and Chris McDonald, 26-101; Gordon Baldwin 40-202; Marilyn Hoover, 30-202; Jean Ekerson, 14-202; Mark Carrols, 22-203.

CALL TO ORDER:

President Ken Travers called the meeting to order at 2:00 p.m.

MEETING NOTICE:

Proof of Meeting notice was posted on property and emailed to all Directors.

APPROVAL OF PREVIOUS MEETING MINUTES:

Motion: *To approve the Board of Directors meeting minutes dated March 15, 2018 as presented. (Callihan/Doolin)*

CARRIED unanimously.

PRESIDENT'S REPORT:

President Ken Travers presented his report and highlighted items including the following:

- Ken Doolin is exploring replacement alternatives for the storage unit doors. A fiberglass door with a solid vinyl frame has been ordered as a test and will be installed on the Association's storage locker. Based on results, the Board will determine a standard door, its cost, and expected cost of installation.
- The legal case from one (1) owner against the Board about an electric charging station has been settled. The liability insurer offered a settlement that was accepted by all parties.
- President Ken Travers and Ken Doolin attended mediation on Oahu for the Armstrong action that the AOA has against the developer. The next step is for both parties to prepare a document outlining the projects that require repair/replacement and the monetary value of each. These documents will be provided to the mediator for potential compromise and solution.
- The legal case of one (1) owner who is suing two (2) former Board members related to fines and interpersonal interactions has been ongoing since January 2018 and does not name the AOA. However, because former Board members are being sued, the case falls under the AOA's liability insurance.
- Front lanai and stairwell timers are installed. Residents are advised to inform the Site Manager of any malfunction.
- The Board is researching the cost and feasibility of security cameras and other security measures at the front of property. It has been recommended to those owners of units with back lanais that front South Kihei Road to utilize sensor lights. This item is a work in progress.

- The AED housing will be located outside the fence around the pool to be accessible 24 hours a day. Ken Doolin will order a waterproof housing unit. The delay has been an issue with Suppliers being out of stock.
- Barbecue gas tank housing replacements complete. New signage with instructions will be posted.

TREASURER'S REPORT:

Treasurer Ken Doolin reviewed the Association's financials as of April 30, 2018 as follows:

- Total Operating Cash, \$108,020.56
- Reserve \$623,388.66
- Accounts Receivables, \$65,269.76
- Total Assets, \$912,801.74

SITE MANAGER'S REPORT:

Ryan Tefft reported the following:

- Benches repaired and painted at South entrance.
- Installed three (3) new speed limit signs at the entrances.
- New numbers on refuse enclosures.
- An estimate to clean the pool and spa water line was provided for review. In the future, this will be negotiated as part of the pool maintenance contract.

OLD BUSINESS:

Speeding on Property

Increased signage has been displayed; however, speeding continues to be an issue.

Motion: *To install two (2) speed bump areas at the front by building 46 and Building for a cost not to exceed \$1,000. (Travers/Lovejoy)*

CARRIED. David Lovejoy/Doug Callihan opposed.

Two (2) speed bumps will be installed in each area.

NEW BUSINESS:

Bender Boards

President Travers reported that an owner has identified areas where there are no barriers to the stones and requested permission to pry up the board, place sand and restore a barrier. The Board agreed for the owner to proceed as requested.

Presentation by Rising Sun Solar

Representatives discussed a proposal to provide solar for common area elements (pools and parking lot lights). The Board agreed to proceed with reviewing the contract.

Additional Supplies for AED

Motion: *To purchase the recommended child pads, an additional set of adult pads and a backup battery, for the AED at a cost not to exceed \$350. (Ibach/Doolin)*

CARRIED unanimously.

DATE OF NEXT MEETING:

The next Board of Directors Meeting is scheduled for July 19, 2018.

RECESS TO EXECUTIVE SESSION:

Hearing no objection, the meeting was recessed to Executive Session 3:35 p.m. The Executive Session was adjourned at 4:50 p.m. and the open meeting was reconvened.

RESULTS OF EXECUTIVE SESSION:

Motion: *To execute the employment agreement as presented with noted edits to engage Ryan Tefft effective 1/1/2018. (Callihan/Lovejoy)*

CARRIED unanimously.

Motion: *To make the Site Manager compensation increase retroactive to 1/1/2018 in accordance with the 2018 Budget adopted. (Travers/Ibach)*

CARRIED unanimously.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 4:51 p.m.

Respectfully submitted,
Enza Froio
Aloha Office Services
Transcriptionist*

*These minutes were transcribed from audio recording as the Transcriptionist was not present at the meeting.