

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

Thursday, March 21, 2019

DIRECTORS PRESENT: Ken Travers, President; Chuck McDonald, Vice President; Ken Doolin, Treasurer; David Lovejoy, Secretary; Alan Breese, Director.

OTHERS PRESENT: Mike Fahnert, Site Manager; Rod Quam and Lysa Tracy, Quam Properties.

OWNERS PRESENT: Gerri Then, 202-24; Nina Hart, 10-202; Gordon Baldwin, 40-202; Lisa Gabourie, 10-201; Chris McDonald, 26-101; Bob Harris, 42-202; Douglas Callihan, 42-103; Marilyn Hoover, 30-202; Jay Hewitt & Molly Smith, 22-202; Errico Agosta & Leonela Santiago, 38-203; Mark Karrels, 22-203; Martha Council, 46-101.

CALL TO ORDER:

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 November 8, 2018 as presented and the Organizational Meeting minutes dated February 2, 2019 as presented. (McDonald/Lovejoy)*

CARRIED unanimously.

CONSENT AGENDA:

Motion: *To accept the consent agenda items as follows:*

- *To accept the proposal of \$2,700 (plus GET) monthly from Quam Properties Hawaii, Inc. to replace Management Consultants of Hawaii as Managing Agent, effective 03/01/2019.*
 - *To accept the proposal for Insurance Coverages for the 2019-2020 policy period, and authorize Insurance Associates to bind coverage, reflecting total premium payments in the amount of \$128,221.32.*
 - *To accept the proposal from ADX Construction Inc. for: tread repair/replacement of 29 stairways in the amount of \$23,000 (plus GET); and one (1) lanai stucco repair in the amount of \$2,480 (plus GET).*
 - *To accept the \$321,125, inclusive of GET, proposal from Jade Painting Inc. for: \$315,000 for the painting of all 26 building external wood components including soffits, fascia, wood stairwell components, condo front doors, etc.; and \$5,325.00 for painting of 71 Storage Doors.*
- (Breese/Doolin)*

CARRIED unanimously.

PRESIDENT'S REPORT:

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

- Reviewed announcements made at the Annual Meeting as follows: planned re-registration for all vehicles on property; reduction of Board meetings to quarterly for 2019; changed management company to Quam Properties; suspicions about short-term rentals are now being referred to Maui County Compliance; and the Board intends to seek a Bylaw amendment to restrict smoking on property.

- The major concerns raised at the Owners' Forum at the Annual Meeting were related to smoking on property and minimizing speeding on property. The Board is investigating options including radar guns, speed bumps, and a better surveillance system.
- The back stairwells on the buildings are being repaired in order to be ready for painting.
- The painting is in progress, started with Building 19 and Building 21 will follow. Adequate notice will be provided to owners when their specific unit will be affected.
- Back lanais on the second floors that are not tiled must be painted for waterproofing purposes. All items must be removed from the lanai. Assistance is available and notice will be provided.
- Complete replacement of windows with broken seals is not economically feasible. The Board and Mike Fahnert continue to research viable options.
- The Board is aware of three (3) damaged lanais in the six-plexes. A company was hired to remove a section from the underside of the lanai to assess the issue. Ken Doolin stated it was determined that there is no rot on the beams. The beam is dry and there was no water damage. The cause was a leak behind the flashing which caused cracking. The issue is being remedied and waterproofed. All damaged lanais will be addressed.
- Roof repairs – A company was hired to do Building 40 as a test roof. Ken Doolin stated that repairs are in process and he reviewed the procedure being used.
- Common Solar area – Kai Makani is expected to be on the schedule in about three (3) weeks.
- There is potential for loss of fencing on the south side of the property due to sewer line work being done in the easement. There is damage to our north fence due to heavy February rains and erosion from the owners of the neighboring property having removed trees and the re-grading of their property significantly below the Kai Makani grading; it appears that our property line was crossed with soil being removed right up to our fence. Emergency repairs to the fence posts were done by KK Landscaping. This is a short-term solution only. Professional advice is being sought.

SITE MANAGER'S REPORT:

Mike Fahnert discussed the following items:

- There has been a request to install a light in the barbecue on the east side. The Board is investigating.
- Meeting with a company to discuss alternatives to the current speed bumps and will update the Board.
- Awaiting an updated quote to address the storage doors in phases rather than all at one time.

TREASURER'S REPORT:

Ken Doolin stated that financial information is not yet available due to the transitional period from the former management company to Quam Properties.

COMMITTEE REPORT – Neighborhood Watch:

David Lovejoy stated that a community relations representative from the Maui Police Department walked the property and made the following notes:

- MPD focuses on crime prevention by environmental design, for example, defining “private” v. “public” particularly at the front of the property.
- Landscape should be user friendly so that there is a direct-eyesight on any point of the property.

MPD has increased their patrols on property; however, it is critical that owners and tenants continue to be aware of what is happening on property.

UNFINISHED BUSINESS:

There is none.

NEW BUSINESS:

Ballot to Ownership Regarding Additional Smoking Restrictions

The Board discussed input that has been received by owners regarding whether the proposed ballot to be circulated to restrict smoking on property should be limited to back lanai restrictions or encompass the entire property. While all agreed there was a need to address the smoking issue, the Board did not reach consensus on the scope of the proposed ballot; Ken Travers and Ken Doolin favored a limited scope of eliminating smoking on the back lanais, while David Lovejoy, Alan Breese & Chuck McDonald favored a completely non-smoking property. Quam Properties advised the Board that it might be wise as a first step to circulate a ballot eliminating any smoking on property, and if the initiative fails, the Board could then elect to circulate a modified ballot noting only the back lanai restrictions.

Motion: *To engage legal counsel to draft the ballot verbiage to all owners eliminating all smoking on the property. (Lovejoy/McDonald)*

CARRIED unanimously.

Unit Keys

Motion: *To draft a resolution requiring owners to provide a unit key and/or code to the Site Manager. (Lovejoy/Doolin)*

CARRIED unanimously.

Ken Travers noted the unit keys will be kept under lock and key and used in emergency situations only and/or the owner will be notified prior to using the key/code.

DATE OF NEXT MEETING:

The next Board of Directors Meeting is scheduled for May 9, 2019.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 2:59 p.m. An Owner's Forum will immediately follow.

Respectfully submitted,
Enza Froio
Aloha Office Services
Transcriptionist*

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