

**ASSOCIATION OF APARTMENT OWNERS OF  
KAI MAKANI  
ANNUAL MEETING  
SATURDAY, FEBRUARY 5, 2022**

**CALL TO ORDER**

President Callihan called the meeting to order at 10:02 a.m., Hawaii Standard Time on property.

**DETERMINATION OF QUORUM**

Owners comprising 64.42% are present in person or represented by proxy, thus constituting a quorum.

**PROOF OF NOTICE OF MEETING**

In accordance with Association Bylaws, notice was sent to all owners of record on January 6, 2022. The Notice will be filed with the meeting records.

**ROLL CALL**

Board members present: Doug Callihan, President; Ken Doolin, Treasurer; David Lovejoy, Secretary; Sue Fahnert, Steve Ibach, Directors.

Others present: Rodney Jones, Site Manager; Lysa Tracy, Director of Association Management, and Laura Howard, Association Manager, Quam Properties.

Owners present: Registered with Association Management

**CONDUCT OF BUSINESS**

In accordance with Hawaii Revised Statutes and the Association governing documents, this meeting will be conducted under the most recent edition of Robert's Rules of Order.

**APPROVAL OF PREVIOUS ANNUAL MEETING MINUTES**

The minutes of the Annual Meeting held on February 6, 2021 were provided in the meeting packet and were made available upon check-in. The minutes were mailed to all owners and posted on the association web site. Hearing no objection, reading of the minutes is waived. Hearing no objection, the minutes are approved as distributed.

**PRESIDENT'S REPORT**

President Callihan presented his report.

“An amendment to the By-Laws of the Association of Apartment Owners of Kai Makani was formally recorded with the State of Hawaii on January 29, 2021 prohibiting smoking on Lanais and Patios.

Thanks to Covid-19 Kai Makani “Zoomed” into 2021 with the Annual Meeting on February 6th of 2021.

Throughout the year 2021 The long-term multi-year project of Window Glass Replacement continued in Kai Makani units.

In March we completed an external study of the Kai Makani Long Term Reserves and it was noted that we are in an excellent financial position with our Reserves funding efforts. BTW that

continues to this day with the latest figures reflecting over  $\frac{3}{4}$  of a million dollars currently in our Long-Term Reserve fund.

Also, in March the first step in what we anticipated would be a rather long journey to obtain a Well on the property for irrigating our lawn and other vegetation were taken.

April saw the departure of Charles (Chuck) McDonald from the Kai Makani AOA Board of Directors and he and Chris prepared to sell their Condo. As Chuck was the AOA Board President, and I was the Vice-President, I became the “Acting President” of KM AOA.

April also saw the resignation of Sue Fahnert as Kai Makani Site Manager, effective June 1st, and the start of finding a replacement. The resulting candidate search brought Rodney Jones into our organization in May as Kai Makani Site Manager. I’d also like to thank Sue and Lysa for all the weeks they put in getting Rodney up to speed here at Kai Makani.

In August Steve Ibach joined the Kai Makani Board of Directors bringing our board to five members again, replacing retired Charles McDonald. Also in August, we changed waste hauling companies to Waste Pro Hawaii.

In October the parking lots were re-surfaced, and Alan Breese resigned as a KM Board Member due to selling of their condo.

In November we saw a familiar face joining the Kai Makani Board of Directors when Sue Fahnert was seated as the fifth member of the board replacing the resigned Alan Breese.

At the November 11<sup>th</sup>, 2021 Board of Directors Meeting the 2022 Operating Budget was approved. This is the fourth year in a row that the monthly assessments have remained the same. It was announced that the Ballot for the membership to give their written consent to approve the Kai Makani Well Project and expenditure of funds along with the amendment to the Declaration of the Association of Apartment Owners of Kai Makani would be mailed along with instructions and a S. A. S. E. to return the Ballot.

As we looked forward to the New Year, on December 19th we resumed the Kai Makani custom of having an occasional Pool Side Evening gathering for our Residents. While not sponsored by the Kai Makani Board of Directors, this gathering featured a Hawaiian PuPu platter and a “Mud Slide” beverage as a nod to giving thanks to all the rain we had in North Kihei during December.”

### **TREASURER’S REPORT**

Treasurer Doolin reviewed the Association’s financials as of year-end 2021 as follows:

- Operating account, \$315,858
- Capital reserves, \$932,287.
- Total funds, \$1,248,045.

### **COMMITTEE REPORTS**

#### **Neighborhood Watch**

Mr. Lovejoy reminded owners to stay vigilant.

#### Communications Committee

Mr. Ibach discussed methods of communication including an updated web site (kaimakani.net); a Facebook page (“The Maui Loop”); and the distribution of a newsletter. Owners are reminded to provide an email address for communication purposes.

#### Landscaping Committee

Ms. Fahnert encouraged owners to volunteer on the committee. She acknowledged Leslie and Max Parrot who have volunteered to refresh the bordering and topsoil in those areas.

### **INSPECTORS OF ELECTION**

Jay Hewitt, 22-202, and Terry O’Brien, 20-201, were appointed as Inspectors of the Election.

### **ELECTION OF DIRECTORS**

The Association Bylaws provides that the affairs of the Association shall be governed by a Board of Directors consisting of five (5) directors.

The Board shall continue to be composed of five (5) persons, each of whom shall be an owner, co-owner, vendee under an agreement of sale, or an officer of any corporate owner or general partner of any partnership owner of an apartment. There shall not be more than one representative on the Board of Directors from any one apartment.

There are four (4) vacancies on the Board. The terms of two (2) of the directors elected shall be for two (2) years, until 2024, and the terms of two (2) directors shall be for a period of one (1) year, in order to keep the terms staggered.

The four (4) directors whose terms are expiring have expressed their willingness to serve for another term. The names of Doug Callihan, Ken Doolin, Sue Fahnert, and Steve Ibach have been pre-printed on the ballot you received at check-in and their biographies were sent to all owners with the Meeting Notice, and have been included in the materials you received at check-in.

President Callihan called for further nominations from the floor. Hearing none, the nominations are closed.

**Motion:**            *To accept the slate of nominees as presented.  
(Spicocchi, 41-101/Ekerson, 14-202)*

**CARRIED** unanimously.

### **NEW BUSINESS**

#### Resolution of Assessments

*RESOLVED, by the owners of the Association of Apartment Owners of Kai Makani Beach Villas, that the amount by which each member’s assessments in the 2022 fiscal year exceeds the total payments of the Association for maintenance, repairs and other expenses and capital expenditures of the Association as the Board of Directors has appropriately paid or determined payable, shall be applied to the 2023 regular member assessments in accordance with IRS Revenue Ruling 70-604.*

**Hearing no objection, the resolution is adopted.**

2022 Annual Meeting Minutes

*RESOLVED, to authorize the Board of Directors to approve the February 5, 2022 Annual Meeting minutes as to form and content to expedite distribution to owners.*

**Hearing no objection, the resolution is adopted.**

Selection of Auditor

*RESOLVED, to authorize the Board of Directors to select an auditor to perform an audit, unannounced verification of cash and prepare the tax returns for the Association for the fiscal year ending December 31, 2022.*

**Hearing no objection, the resolution is adopted.**

Ratification of Board Actions

*RESOLVED, to ratify the actions of the Board of Directors during the fiscal year 2021.*

**Hearing no objection, the resolution is adopted.**

**ADJOURNMENT**

With no further business to come before the ownership, the meeting is adjourned at 10:33 a.m.

Respectfully submitted,

Enza Froio  
***Aloha Office Services***  
Transcriptionist\*

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