

**ASSOCIATION OF APARTMENT OWNERS OF
KAI MAKANI BEACH VILLAS
BOARD OF DIRECTORS MEETING
Thursday, August 24, 2017**

DIRECTORS PRESENT: Ken Travers, President; Douglas Callihan; David Lovejoy; Steve Ibach.

DIRECTORS ABSENT: Ken Doolin, Treasurer.

OTHERS PRESENT: Janice Eisler, Hawaiiana Management Company.

OWNERS PRESENT: Nina Hart, 10-202; Bob Harris, 42-202; Cathy Ibach, 34-102; Nick Catgenova, 10-101; Gordon Baldwin, 40-202; Lauren Calder, 42-103; Maggie Turner, 41-102; Darrell Wilson, 28-201; Melinda Orchard, 22-103.

CALL TO ORDER:

Ken Travers called the meeting to order at 6:00 p.m.

MEETING NOTICE:

Proof of Meeting notice was posted on property and emailed to all Directors on August 18, 2017.

BOARD MEMBER RESIGNATION & APPOINTMENT:

Hearing no objection, the Board agreed to accept the resignation of Nina Hart from the Board of Directors; and to appoint Steve Ibach as Director at Large.

APPROVAL OF PREVIOUS MEETING MINUTES:

Motion: *To approve the minutes dated June 22, 2017, as presented. (Lovejoy/Callihan)*

CARRIED unanimously.

PRESIDENT'S REPORT:

Ken Travers reported the following items:

- Introduced and welcomed Steve Ibach, new Board Director.
- Status of Armstrong action: The builder under Hawaii law must be allowed the opportunity to correct problems on the property. The trim around the entry doors has been deteriorating; Armstrong has done a test door and has met approval to start replacement for all units. The front steps to the second stories are not evenly spaced as required by code; Armstrong has performed a test case and has met approval to start replacement for all units. Details as to the commencement date for each project is not finalized. Other major issues such as the clouding of windows and leaks/roofs are under negotiation.
- Kai Makani is nearly 10 years old. The Board will develop a property maintenance schedule that reflects projects expected to be done on an annual basis as well as a 10-year overview for planning purposes.
- Landscaping and grounds-keeping update: landscape "reset" has been received well. There is a difference of opinion between residents desiring a tropical natural look v. a manicured look. An arborist toured and consulted on the property and there is now an advisory board to the Board of Directors to address landscaping decisions as they unfold. The Board is seeking those with experience to join the advisory board.

- As the House Rules have been revised owners have been asked for input. An email was sent two (2) weeks ago so that all owners had access to proposed revisions. There will be a mailing to all owners with the new House Rules; and thirty (30) days later they will go into effect.
- An in-house update on the Reserve Study is in process.
- Half-year Budget Meeting will be scheduled.
- The video surveillance of the pool area is working well.
- There is enough interest with owners and Board members to move forward with establishing a Neighborhood Watch program. David Lovejoy will meet with an officer from the Maui Police Department next week to discuss moving forward.

TREASURER'S REPORT:

In the absence of Mr. Doolin, Janice Eisler reported the following:

- Operating Fund, \$11,383.57
- Total Reserves: \$479,471.41
- Total Cash on Hand, \$490,854.98

SITE MANAGER'S REPORT:

In the absence of Mr. Tefft, President Travers indicated that the manager has applied a non-slip coating to the Women's restroom in the pool pavilion; the Men's restroom had previously been done. The Site Manager is continuing to replace damaged bird blocks to prevent access of birds to our attics. Bids are being obtained from pest control companies. Parking lot lights, overall, are working well with two of the lights awaiting replacement parts. The Board acknowledged Ken Doolin for his on-going efforts related to pigeon control on the property.

OLD BUSINESS:

There is none.

NEW BUSINESS:

Appoint Director to the Board

Motion: *To accept the resignation of Nina Hart, former Secretary, from the Board. (Lovejoy/Callihan)*

CARRIED unanimously.

Motion: *To appoint David Lovejoy as Secretary of the Board. (Ibach/Callihan)*

CARRIED unanimously.

Policy on Leaks Within Units

In the process of reviewing the House Rules, the Association Attorney advised including a policy on leaks within units. The Board decided to establish a separate policy rather than as part of the House Rules.

Motion: *To adopt the Association Policy on Leaks Within Units as presented.
(Lovejoy/Callihan)*

CARRIED unanimously.

The policy will be posted on the website.

DATE OF NEXT MEETING:

The next Board Meeting is scheduled for Wednesday, October 5, 2017 at 2:00 p.m.

RECESS TO EXECUTIVE SESSION:

Motion: *To recess to Executive Session at 6:50 p.m. (Ibach/Callihan)*

CARRIED unanimously.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned.

Respectfully submitted,

Enza Froio

Aloha Office Services

Transcriptionist*

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