

**ASSOCIATION OF APARTMENT OWNERS OF  
KAI MAKANI BEACH VILLAS  
BOARD OF DIRECTORS MEETING  
Thursday, June 22, 2017**

**DIRECTORS PRESENT:** Ken Travers, President; Ken Doolin, Treasurer; Douglas Callihan, Director.

**DIRECTORS ABSENT:** Nina Hart, Secretary.

**OTHERS PRESENT:** Janice Eisler, Hawaiiana Management; Ryan Tefft, Site Manager.

**OWNERS PRESENT:** Dave Lovejoy; Robert Harris, 42-202; Marilyn Hoover, 30-202; Gordon Baldwin, 40-202; Lauren Calder, 42-103; Jeff and Silvia Francis, 12-201.

**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 on June 6, 2017.

**RATIFICATION OF PRIOR BOARD ACTIONS:**

**Motion:** *To ratify approval to borrow \$29,329.87 from Reserves for legal expenses with a payment plan of \$3,000/month to Service Provider. (Callihan/Doolin)*

**CARRIED** unanimously.

**APPOINTMENT OF DIRECTOR:**

**Motion:** *To appoint Dave Lovejoy as a Director of the Board. (Callihan/Doolin)*

**CARRIED** unanimously.

**APPROVAL OF PREVIOUS MEETING MINUTES:**

**Motion:** *To approve the minutes dated April 20, 2017, as presented. (Travers/)*

**CARRIED** unanimously.

**PRESIDENT'S REPORT:**

Ken Travers reported the following items:

- The pool project is complete. The opening party received an excellent turnout.
- There has been some concern regarding the spa temperature, which is currently set at 102 degrees.
- Mr. Doolin and Mr. Tefft were acknowledged for completing the fan installation in the pump room with a cost savings of about \$1,000.
- The Board has decided that those who want to gain early entrance to the fitness room before work can do so and should contact Mr. Tefft.

- Parking lot lights have been installed. Some residents are concerned that there is not enough light; Board members have walked the property and have determined that the lighting is adequate, noting that there is a balance between safety and light shining at night.
- A revision of the House Rules is in process.
- Everyday conflict resolution happens in any community. The Board wants to place an emphasis on fostering a sense of community and since the last meeting, has addressed related issues including interaction with contracted workers. An email about the details of this item will be sent shortly. Grounds keeping staff have been instructed to walk away from any conflict situation. The House Rules are clear that their work is not to be interrupted by any resident.
- AOA electric covers have been replaced with security covers.
- There was a suggestion to research a Neighborhood Watch program.
- AED defibrillator training takes place today at 5:30 p.m.
- The improper wiring of the stairwell lights has been included in the action against Armstrong Builders.
- Legal counsel advises that the builder must be allowed the opportunity to correct mistakes. The molding around front lanai doors has been deteriorating. Armstrong will do a test door to ensure specifications are met.

#### **TREASURER'S REPORT:**

Mr. Doolin reviewed the Association's financials as follows:

- Operating Fund, \$23,724
- Total Reserves: \$450,420.49
- Total Cash on Hand, \$474,144.67
- Restricted cash/Security deposits, \$2,044
- Net available Cash and Deposits: \$472,100.67

#### **SITE MANAGER'S REPORT:**

Ryan Tefft updated the board on the following items: Parking Lot Lights; Stairwell Lights; Front Lanai Lights; Pool Renovation–New Equipment/Resurfacing; AED/defibrillator status; Replacement of Property Foliage; Status of Drip Irrigation System; Status of Bird Blocks; Pigeon Removal and Deterrents; Review and Assessment of inspection of units–Armstrong; Non-Slip Flooring-restrooms; Status of Solar for Common Areas; Weights in Fitness Center.

**Motion:**        *To replace the lighting on the backset of storage units with LED bulbs.  
(Doolin/Callihan)*

**CARRIED** unanimously.

#### **OLD BUSINESS:**

##### Kayak Rack Status

Mr. Doolin stated that the project continues to progress well. The missing signatures for more than 67% of owners requesting the kayak rack installation were located at Hawaiiana.

##### Oceanic Time Warner Cable/Spectrum Cable – Update

Mr. Callihan stated that in the near future, a Cable box will be required in each unit for cable service. This process has been the way on them mainland for many years and will be in effect on Maui at some point. Details have not been revealed at this time.

#### Webmaster

Mr. Callihan stated that the website continues to be updated. The AOA has secured ownership of *kaimakani.net*.

#### **NEW BUSINESS:**

##### Appoint Director to the Board

David Lovejoy has been appointed as a Board Director. Mr. Lovejoy's qualifications were reviewed.

##### Cameras for Pool Pavilion

**Motion:**        *To authorize a maximum expenditure of \$1,000 for cameras at the pool pavilion.  
(Callihan/Lovejoy)*

**CARRIED** unanimously.

##### Reserve Study

The Reserve Study is updated on an annual basis either by the Board or a professional. The last Reserve Study was done 18 months ago. Hawaiiana recommends a professional update to the Reserve Study due to the major upgrades that have been done on property. This item will be further discussed in Executive Session.

#### **OWNERS' FORUM:**

- Parking issues were discussed. Mr. Tefft will provide a copy of the towing company contract to the Board for review; and will check with the County about signage guidelines.
- Mr. Doolin will research the possibility of a lighted crosswalk on South Kihei Road in the front of the property.

#### **DATE OF NEXT MEETING:**

The next Board Meeting is scheduled for Thursday, August 24, 2017.

#### **RECESS TO EXECUTIVE SESSION:**

**Motion:**        *To recess to Executive Session at 3:30 p.m. (Doolin/Callihan)*

**CARRIED** unanimously.

#### **ADJOURNMENT:**

There being no further business to come before the Board, the meeting was adjourned at 4:15 p.m.

Respectfully submitted,  
Enza Froio  
*Aloha Office Services*  
Transcriptionist\*