

Approved 05/17/2018

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

Thursday, March 15, 2018

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

DIRECTORS ABSENT: David Lovejoy, Secretary; Steve Ibach, Director.

OTHERS PRESENT: Ryan Tefft, Site Manager; Lysa Tracy, Management Consultants Hawaii.

OWNERS PRESENT: Nina Hart, 10-202; Bob Harris, 42-202; Gordon Baldwin 40-202; Jean Ekerson, 14-202; Jay Hewitt & Molly Smith, 22-202; Chuck and Chris McDonald, 26-101; Mark Karrels, 22-203; Peggy Williams, 44-201; Marilyn Hoover, 30-202; Earl Shuman, 26-201; Nick Catgenova, 10-101; Alan Breese, 18-203.

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 March 12, 2018.

APPROVAL OF PREVIOUS MEETING MINUTES:

Motion: *To approve the Board of Directors meeting minutes dated January 25, 2018 as presented. (Doolin/Callihan)*

CARRIED unanimously.

Motion: *To approve the Board of Directors Organizational meeting minutes dated February 3, 2018 as presented. (Doolin/Callihan)*

CARRIED unanimously.

PRESIDENT'S REPORT:

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

- Insurance Coverage

Motion: *To accept the insurance coverages as described. (Callihan/Doolin)*

CARRIED unanimously.

- The Board has addressed several issues arisen at the Annual Meeting:
 - There was concern about insufficient bin storage for regular trash and green waste being mixed with regular trash.
 - The Board determined that there was inadequate space for green waste and the green waste in turn was compromising regular trash space. An additional green waste bin has been brought in and one of the cardboard-only bins eliminated to avoid increasing our costs. Trash enclosures were reconfigured and an emphasis is being placed on using the cardboard-only bin to keep boxes out of the regular trash.

- Board Treasurer Ken Doolin rented a concrete grinding machine and performed the labor to grind down uneven concrete joints on our sidewalks, eliminating sidewalk tripping hazards.
- Due to owner request, the AED will be remounted outside the pool fence to be accessible after nightly pool closure. A weatherproof housing has been ordered.
- Dryer vent cleaning has been scheduled for September.
- Some storage unit doors are deteriorating and the Board is exploring materials and installation costs for repair or replacement. Owners with deteriorating storage unit doors should notify the site manager.
- Armstrong action update: Front stairway step heights have been adjusted and entry door window moldings have been replaced and painted. Mediation is expected soon for loose roof tiles and clouding windows among other concerns..

TREASURER'S REPORT:

Treasurer Doolin reviewed the Association's financials as of January 31, 2018 as follows:

- Total Operating Cash, \$59,380.45
- Reserve \$587,032.52
- Total Assets, \$731,270.67

SITE MANAGER'S REPORT:

Mr. Tefft reported the following:

- Bird blocks continue to be monitored.
- Front entry lights and stairwell status – ongoing.
- “No Overnight Beach Parking” signs have been mounted at the Beach Parking areas on property.
- Back gate repaired.
- Power washing sidewalks and treating moss.
- Drained and cleaned spa. Health inspector provided certification for pool and spa.

Speeding on property was discussed. Jean Ekerson, 14-202, stated that speed bumps could be dangerous and recommended the installation of additional signage to deter speeding. The Board will take this under advisement.

OLD BUSINESS:

There is none.

NEW BUSINESS:

Drip Line Irrigation System Replacement

Motion: *To remove the lava rock stones in front of the entry stairwells and put in ground cover plus replace the drip lines of the buildings. This is a Reserve item expense. (Doolin/Callihan)*

CARRIED unanimously.

OWNERS' FORUM:

The meeting was recessed to an Owners' Forum at 2:51 p.m. and reconvened at 2:58 p.m.

DATE OF NEXT MEETING:

The next Board of Directors Meeting is scheduled for May 17, 2018.

RECESS TO EXECUTIVE SESSION:

Hearing no objection, the meeting was recessed to Executive Session 2:59 p.m.

RECONVENE FROM EXECUTIVE SESSION:

The Board adjourned Executive Session and reconvened regular session at 3:55pm.

Motion: *To increase Site Manager compensation, in accordance with 2018 budget adopted, effective April 1, 2018. (Callihan/Doolin)*

CARRIED unanimously.

Motion: *To write off prior owner accounts 22629 and 22630 and assign each to a collection service company in an attempt to recoup bad debts. (Doolin/Travers)*

CARRIED unanimously.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 4:00 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.