

ANNUAL MEETING 2015 – KALANIKAI AOA-DRAFT

February 21, 2015 – 9:00 A.M. at Kalanikai Poolside lawn

1. **CALL TO ORDER:** by Pres. Bruce Gainer at 9:05am
2. **ROLL CALL:** Bruce Gainer, Teri Cremer, Jean Mallion, Maria Lopez-Fisher, Sheryl Weinstein
3. **DETERMINATION OF A QUORUM:** 70.46%
4. **PROOF OF NOTICE OF MEETING:** January 2nd, 2015
5. **INTRODUCTION OF BOARD MEMBERS AND GUESTS:** RM Bruce Campbell, Laura Kniffin Hawaii First, Ryan Gerrits, David Nagy. Volunteers: Ed Gibbons, Bernice Barnett
6. **CONDUCT OF BUSINESS:** Robert's Rules and is Audio recorded (available on request).
7. **AGENDA REVISION** – With no Owner Objections.
8. **APPROVAL OF MINUTES OF PRECEDING ANNUAL MEETING:** No objections. Approved. 2014 minutes to be published as approved online.
9. **REPORTS OF OFFICERS:**
 - A. President's Report: a. Solar Project is COMPLETED!!!{applause!!!} TGU will still continue to maintain & clean the solar panels. Load balancing: we are saving over \$4000/month {vs. paying 100% grid electricity from HELCO}
b. Hawaii First acquired by Associa Hawaii.(no action needed) BOD reviewing the renewal contract which expires 4/2017.
 - B. Treasurer's Report: 2014: \$31,775 cash balance; Reserves estimate=\$168,000= Actual: \$166,000. Another \$10,000 expected from load balancing. We acquired Unit#207 & are receiving rent \$1150 minus costs; Laundry account approx \$330/month income.
 - C. Committee Reports: Maria: Newly appointed point-person for Landscaping. Dredging finished. Plan to maintain lush tropical landscape. Tree trimming in progress including the large mango tree. All landscaping must be approved by the BOD. Maria is working closely with Puna Certified to supervise tasks and goals. Also, new irrigation system will be installed soon.
 - D. Teri: RM Task List: Projects are prioritized. Power washing building, speed bumps, repair leaking pool mystery, Kalanikai Entrance sign, landscaping storage shed, inspecting cabanas, painting cabanas, smoking area in front parking lot. RM will be screening phone calls. Office hours: 1pm-2pm Monday-Friday for non-emergent issues. {Please check out our newly remodeled RM office!}
 - E. Ed Gibbons: House Rules: 12 pages: verbiage updates and simplified. Changes: Every tenant or vacation renters should have a copy of the rules. New storage area for bicycles & some sporting goods requires rules to limit usage.
 - F. Volunteers: Mahalos: Bob & Sarah Barrett continue to work hard in the gardens; Elmer Jensen negotiation and renewal of AOA insurance rate; Bernice Barrett has spent countless hours using her legal expertise on revising House Rules; Dick Seidl is handyman extraordinaire around the complex.

10. **AUDITOR'S REPORT:** 2014 not available yet. 2013 is available. Report will be emailed to everyone around late March 2015.

11. **APPOINTMENT OF INSPECTORS OF ELECTION:** None needed.

12. **ELECTION OF (3) DIRECTORS:** Bruce G., Sheryl W., & Maria L. offices expire today and all have volunteered to run this year.

a. **NOMINATIONS** none.

b. **NOMINATIONS:** none

c. Motion to elect board by acclamation Bernice Barrett, 2nd by Sharon. Unanimously passed.

13. **QUORUM UPDATE:** 70.46%

14. **UNFINISHED BUSINESS:**

a. Solar Update

i. Completion of Load Balancing and all carpentry work. We are still using more energy than we are producing. Owners should replace old appliances for more energy efficient ones to help remedy this situation.

ii. Wi-Fi system update: None given. Upgrades in progress by RM Bruce Campbell.

15. **NEW BUSINESS**

A. Resolution on Assessments: In order to properly file tax forms. IRS will tax us on any excess. No objections.

B. Pool repairs/improvements/revisions-for owner's vote: Bruce: . Fencing is required around pool, locking gates, (re)installation of a drain & pool light in order to bring pool up to county code. Also, the pool decking is coming apart. Stone vs. carpet vs. stamped concrete.

1. Option One: Stone decking, do fencing at the same time. Save big bucks.

2. Option Two: Do all work separately.

Total Proxies for Vote: Option A: 53.86%--Passed.

Option B: None

***Projected project completion time—estimate 4-6 weeks. Proposed start date is May 2015. Check website for updates/details: kalanikaicondominiums.com

C. Presentation of Insurance Programs and Information Exchange: Elly Johnson from Aloha Insurance: HO6 program: Owners are required to purchase this insurance-“home owner’s policy without the ‘House.’” Policies cover personal property, liability. She recommends taking photos of all belongings, including opened cabinets(dishes, etc.).

D. Owners’ issues and or presentation for vote: None.

OWNERS' FORUM:

1. Stone: Could we install a Jacuzzi? Answer: If Owner’s request it, where to put it? Possibly need to raise Association fees if we do this..

2. Wilda James: Are we planning to reduce the maintenance fees is 2016? Answer: We are still working within the reserve allotment in keeping the buildings maintained. We are still not realizing financial gains with the solar power balancing because residents are using more power than we are producing. If there

are not major expenditures we may be ahead of the reserve allotment by 2018 at which time we may be in position to lower fees.

3. Ed Gibbons: (a) Suggestion: insulate ceilings of buildings {to help keep them cool} (b) When will the planting occur along Henry St.? Answer: Saw cutting just recently completed. Broken asphalt to be removed. Areca palms to be planted soon. (c) Website needs to be more 'active' & add links to projects. Answer: Web Master John Bauer agreed.
4. Discussion: Maintenance of the empty lot owned by Lanikai bordering Henry Street. Negotiations so far are fruitless, even regarding habitation/trespass by vagrants. Perhaps contact the Kona Village Business Improvement Association for help. Fire Department and/or Health Department intersession may be needed if negotiations in April again prove to be fruitless.
5. Jason Radwick: To help prevent vagrant trespassing could the areas under Units 103, 105 108, etc., be closed off? Answer: Yes, possibly & used for storage for those stacks.
6. Morgan Palumbo: Speed bumps needed on far side driveway for speeders. Answer: speed bumps will be installed soon near the stairwells. Also- loading area needed for cement building by Kuakini Hwy. driveway/parking area/ or "Active Loading/No Parking" signage posted.
7. Lorena Hunt: (a) Sidewalk not enough on north side driveway . Need to take out plants and cement it in. Answer: there's not really much room, but a narrow sidewalk is possible. (b) Black rubber mat needed for stairwells on rainy days. Answer: RM to look into it.

Adjourned by Bruce Gainer at February 2015 at 11:17am
Minutes recorded by Sheryl Weinstein, Secretary