

# MINUTES

## BOARD OF DIRECTOR'S MEETING

### KALANIKAI AOA

Meeting of the Board of Director's of Kalanikai AOA held on:

DATE: Tuesday, January 26, 2016

TIME: 5:32p.m.

PLACE: **MAILROOM** AT KALANIKAI

AGENDA:

- **Roll Call:** Bruce, Teri, Jean, Maria, Sheryl

**Owners present:** Mike & Carol Souther, #121; Wilda James #110; Patrick Quigg #122; Bernice Barnett #209, #S106; Elmer Jensen #221; Dick Seidl #111; Chrissie Tenderella #S104.

- **Proof of Notice of Meeting/Establish Quorum.**

- **Approval** December 4, 2015 meeting minutes. Approved as submitted.

- **Ratification of Email Votes:**

1. Annual Meeting Minutes of 2015. Ratified.
2. Waive late fees for #211. Ratified.
3. Motorcycle belonging to #313 too loud for Kalanikai. 3 votes to allow him to stay. 1 no, 1 abstention.
4. #208 to allow resident to have 2 dogs.

- **Treasurer's Report:**

Cash balance: \$34,522.50

Reserve cash balance: \$111,396.55

Laundry balance: \$1510.68

Negotiations with Associa are still ongoing to reconcile approximately \$15,000 in possible billing mistakes need resolving.

- **Resident Manager's Report**

- Liners for Cabana 3 are completed.
- Next project is to cover exposed lines along the ground. Dick to help.
- Areca palms planted on Henry St. side of property and lines run along property line.
- Tree trimmed & more bougainvilleas planted in front of property along Kuakini.
- Wi-Fi upgrades in progress throughout the property.
- Upgraded the irrigation lines all around the grounds. Puna Certified is assisting the process. Soaker hoses have replaced sprinkler heads.
- Preventative maintenance: LED 60 & 40 watt bulbs available for residents to replace bulbs.
- Mulch added from all the trees which were trimmed.

- **Unfinished Business.**

- Reserve spending plan 2016:
- Cutting back in 2016 to make up for high expenditures in 2015

- Carpet in Cabana hallways needs replacing.
- Wi-Fi upgrades & access points are being upgraded.
- 4" waste line replacement (approx. \$100,000) to wait until 2017.
- 2018 re-plaster the pool.
- Cabana building termite damage needs repairs.
- 2032 plan to buy out the solar collection system for \$250,000, if possible.
- Wholesale replacement of all railings on the cement buildings—may not be necessary with good maintenance.
- Projection for 2020: We should be at 170% at reserve funding.
- New Business:
  - House Rule Discussion. Board agrees to change language and define terms to make specific noise levels. Board will also measure noise levels and establish standard expectations as governed by local law.
  - Suggestion: Replace gas with battery operated weed whackers & blowers.
- **Kalanikai Policy Renewal: Elmer Jensen, Insurance Policy:** Renewal due March 1<sup>st</sup> with Aloha Insurance. There are only two underwriters in State of Hawaii who set the rates. Very little competition for insurance rates in Hawaii with set valuations. When rates are raised---i.e. flood insurance will be raised 50%, we will be forced to pay the higher rates.

**\*HO6 policies are due for renewal and copies of your respective policies need to be submitted to Aloha Ins.**

- **Owner's Forum:**
- When will the solar collectors be cleaned? Everything is monitored by computers & the panels are cleaned on a regular basis.
- Could we monitor people who speed & are noisy entering & leaving the complex? Yes, in progress.
- **Motion for Executive Session: Move by Teri & 2<sup>nd</sup> by Maria. Adjourned at 6:24pm. Recorded by Sheryl Weinstein, Secretary**