

**BOARD OF DIRECTOR'S MEETING  
KALANIKAI AOO  
MINUTES**

DATE: Monday, December 12, 2016

TIME: 3:03 p.m.

PLACE: **MAILROOM** AT KALANIKAI

- **Roll Call:** Maria, Bruce, Roma, Jean, Sheryl.

Owners present: Wilda James, Elmer Jensen, Carol Souther, Bernice Barrett.

- **Proof of Notice** of Meeting/Establish Quorum.
- **Approval** October 21, 2016 meeting minutes. Roma move to approve, Maria 2<sup>nd</sup>. Unanimous approval.
- **Ratification of Email Votes:**
  1. Unanimous vote to impose #304 for dumping dishwasher at dumpster \$100 fine.
  2. Vote to ratify change Puna Certified contract for landscaping x4/days plus x1/day janitorial service. Unanimous approval.
- **Treasurer's Report unavailable.**
- **RM report unavailable.**
- **Unfinished Business:**
  - Final Budget Review for Owners: Expenditures reduced by \$17,286 mostly due to changes from Associa's billing system which didn't reflect actual monies.
  - Approval of 2017 Budget. Changes and copy of 2017 will be posted online. Move to approve by Maria 2<sup>nd</sup> by Sheryl. Unanimous approval.
  - Status of Locking Pool Gates-**They are Locked.** If you haven't received your key(s), please contact the RM.
- **New Business:**
  - Annual Meeting Date set. February 18<sup>th</sup>, 2017 poolside lawn, 9:00a.m.
  - Contract discussion for landscape contract. \$3605/month; Mon-Thurs landscaping, Friday janitorial. We furnish most materials. Motion to approve contact with Puna by Maria 2<sup>nd</sup> by Roma. Unanimous vote for approval.
  - 2017 Association fees projected NOT to increase for the 6<sup>th</sup> consecutive year due to solar project success. Helco wants a 12% increase in 2017. Time Warner Cable to increase 6% next year & may be the last year we include cable service in fees. Elmer Jensen says homeowner's insurance is not expected to increase for 2017. We will need a new appraisal & valuation conducted in 2017. Workman's Compensation IS forecast to increase in 2017.
- **Owner's Forum:**

Wilda: Trash is overflowing in dumpsters over weekend. Residents need to please flatten boxes when throwing away rubbish. Discussion involved exacting fines on who exactly is ignoring signs at dumpster. Owners with vacation rentals, etc., are responsible for their tenants. Maria says there is a local company that now picks up recycle items & she will research this.
- Motion for Executive Session:
- **Adjournment:** Maria move for adjournment & reconvene for executive session, Roma 2<sup>nd</sup>.

ADJOURNMENT BY PRESIDENT: at 3:37pm by Bruce Gainer.  
Recorded by: Sheryl Weinstein Secretary