

**BOARD OF DIRECTORS
MEETINGMINUTES
KALANIKAI AOO**

DATE: Monday, December 4, 2017

TIME: 5:37 p.m. called to order by President Bruce Gainer

PLACE: **MAILROOM** AT KALANIKAI

- **Roll Call:** Bruce, Alice, Roma, Jean, Sheryl
- **Proof of Notice** of Meeting/Established Quorum.
- **Owners present:** Elmer Jensen, Alice & Jerry Schack, Sharyn Holliday, Mike & Carol Souther, Bernice Barrett, Dick Seidl, Richard Berger, Maria Lopez-Fisher.
- **Ratification of Email Votes:**
 1. RM Salary increase. Ratified.
 2. Approval tree trimming by Puna. Ratified.
 3. Approval of exchange of landscaper time. Ratified.
 4. Approval of TV contract with Spectrum. Ratified.
 5. Carpet shampooer. Ratified.
 6. Funds approved for plumeria tree salvage. Ratified.
 7. Temporary waive dog size limitation for 'service dog.' Ratified.
 8. Replace bedding 305. Ratified.
 9. Cleaning of 305. Ratified.
 10. Reduce rubbish collection to one day/week. Ratified.
 11. Fines for Unit 315. Ratified.
- **Treasurer's Report:** Total cash on hand: \$61,554.01. Reserves: \$127,304.35. Total: \$188,858.36. Laundry Money & Parking Space Rental Slush Fund: \$2450.18
- **Resident Manager's Report/Introduction of new RM, Craig Cunningham.** Same phone#: 808-430-0909 & email address: rm@kalanikaicondominiums.com.
- **Unfinished Business.**
 - Update on recycling. Going well! Still working on getting property video monitoring. We **are** saving money by recycling!!!
 - Update on attic insulation cost benefit: Would take years to make up cost benefit vs. energy saved. Owners could insulate on their own, anyway, with Board approval.
 - Update on replacement cement buildings bathroom window жалousies: Cost is ridiculous-\$3000/window.
- **New Business:**
 - Approval of 2018 budget: Fees to remain the same again for the 6th consecutive year!!! Motion to approve Alice, Roma 2nd; unanimous vote to approve. Reserve planning to be facilitated by Touchstone in 2018 to help appease

the Auditors. Immediate plan for 2018 is estimated \$120,000 reline 4" lines of cement buildings. The pool needs replaster: estimate: \$21,000. Termite tenting of wood buildings is also due in 2018. Built into reserve planning is photovoltaic system: 20 year lease (we're into year 6) is \$200,000 for a battery. Reserve increase is planned for 2020.

- Spectrum TV service issues: Time Warner/Spectrum digital service renewed us for 125 stations plus music for about \$1/day per unit. So far, Spectrum has not fulfilled their side of the contract. M3 Company is supposed to install digital boxes for entire complex. Adequate notice was not given, and Pres. Gainer is continuing negotiations. You will be charged for installation if you call to have it done yourself; keep the receipts in case we get reimbursements down the road.

- **Annual Meeting Date-Feb 17, 2018**

- **Owner's Forum:**

1. Are we still going to use Puna landscapers? Yes, for now, because we get more than just landscaping done.
2. Do we have a schedule for pressure washing Cement Buildings? RM Craig is going to take care of it.
3. Are we going to redo the numbers on the doors? They've been purchased. RM Craig to look into it.

Motion to adjourn: by Sheryl, 2nd by Alice to move to Executive Session. Adjourned at 6:39pm by Pres. Bruce Gainer.

Minutes reported by Sheryl Weinstein, Secretary