

# **ANNUAL MEETING – KALANIKAI AOA**

**February 18, 2017 – 9:17 A.M. at Kalanikai**

**CALL TO ORDER** – 9:17a.m.: Bruce Gainer

**DETERMINATION OF A QUORUM:** Quorum established: Present: 35.285% Proxy: 38.36%

Total: 73.645%

**PROOF OF NOTICE OF MEETING:** 1/13/17 & 2/1/17 notices sent to owners

**INTRODUCTION OF BOARD MEMBERS 7 GUESTS:** Maria Lopez-Fisher, Sheryl Weinstein, Jean Mallion, Roma Johnson, & Bruce Gainer. Guests: Resident Manager, Chuck Williams, Cindy Kuhlman-Low, Touchstone Properties, Mouser(aka Pepper), Volunteer helpers: Bernice Barnett & Sharyn Holliday.

**CONDUCT OF BUSINESS:** Roberts Rules of Order if not covered by Association governing documents.

**AGENDA REVISION:** With Owner Approval: New Business: Replace carpets on entryways in cement building. No one opposed: Approved.

**APPROVAL OF MINUTES OF PRECEDING ANNUAL MEETING:** Wilda James sited correction of minutes in Item: she was not acting as TELLER.

Minutes will be available within 90 days of the meeting. No objections. Minutes amended and approved.

## **REPORTS OF OFFICERS:**

### **A. President's Report:**

1. Reserve funding & plan for 2017-2036. Touchstone has been working on accounts received from Associa. Reserve Plan is healthy at this time.

2. All plans completed cast iron reline in cement buildings, build-outs on wooden buildings, replacement of wooden buildings carpeting, wifi upgrades done, replace sidewalk at wooden buildings & new sidewalks & locks to pool area, LED lighting for most condos & common areas & grounds, replacement of irrigation system & change to drip system. \$49,000 to complete all these projects. Replaced backflow preventer in front water supply, +\$3500.

3. 2017 Reserve Plan emailed to everyone: Two major projects for 2017:

- i. Re-line main cast iron waste lines for Cement Bldgs. A & B. Approximately 11 lines= \$90,000.(2016 estimate)

- ii. Paint cabanas same color scheme as cement buildings. \$30,000
- 4. 20 year Plan available, Board will formulate 50 year plan this year.
- 5. Plan to buy out PV solar system. When lease is up & replace with battery system to get completely off HELCO grid. We are at almost 100% solar production vs. usage.
- 6. Reserves are healthy at this time. Three years time we should be well over 100% funded.

**B. Treasurer's Report:**

1. **Laundry Account:** \$4124.18. \$2000 will be deposited in Reserve Account.

2. **Fiscal Year 2016 Summary Ending 12/31/2016:**

Operating Cash: \$73,594.77

Reserve Cash: \$122,242.77

All Other Receivables: \$133,562.19

Total Assets: \$321,167.46

Less Cash in Associa transfer: (-8232.27)

Prepaid Maintenance Fees: \$3032.36

Estimated Total Net Worth: \$318,135.10

Total Receipts: \$541,399.19

Total Operating Disbursements: \$504,444.57

**COMMITTEE OR BOARD REPORTS:** see New Business:

**AUDITOR'S REPORT:** Dan Sullivan, CPA: The auditor's report, which is for 2015, was not received until Jan 16,2017. This audit will be on the website and mailed to owners as soon as the information in it is confirmed. 2015 report showed up this year & is on website. October report 7 months late from Associa.

1. **APPOINTMENT OF INSPECTORS OF ELECTION:** George Royce & Sharyn Holliday
2. **ELECTION OF (3) DIRECTORS:** Move for vote for Bruce Gainer, Sheryl Weinstein & Alice Schack due to unopposed ballot and proceed with election by acclamation: Moved by George Royce, 2nd by Bernice Barrett.

**No opposition:** Bruce Gainer, Sheryl Weinstein, & Alice Schack elected by acclamation.

3. **UNFINISHED:** None.

#### 4. NEW BUSINESS:

- a. Resolution on Assessments: Enable proper filing of Tax Filings. If there is a balance which will be carried forward to next year deposit into Reserves or be taxed. Funds must be resolved & approved to move funds by Kalanikai AOA . No objections; resolution is adopted.
  
- b. Recycling Discussion-Advise and/or Vote: Maria Lopez Fisher. Company will pick up 1 bin for HI-, 2 bins for mixed glass, paper, plastic, and pallets for cardboard. Kalanikai looks to become more green/recycle Hana Hou Recycling 2x/week. Pilot plan 1x/week. 3 yards of rubbish from bins \$1100/month \$6/per unit + \$533/month. Will reduce total rubbish pick-up by regular refuse company which already comes 2X/week. May install security cameras to monitor compliance. Carol Souther: Question x1 week for rubbish pick-up. Lawrena Hunt also to 1x week & homeless raid the bins. John Bauer: suggest security surveillance in place first. Carol: Renters need to be monitored of vacation rentals about 7 or 8 units. Owners need to require renters to recycle. Maria suggests on-demand water heater to replace water heaters. George: Do we get money back from recycled goods? Answer: No. Aim is to have regularly scheduled pick-ups of recycle. George: Suggest trial basis. Vote by show of hands: In favor of pilot Recycle Program.
  
- c. Attic Insulation-Advise and/or Vote: Ed Gibbons: Energy efficiency: \$187,000 electric bill last year. If we insulate ceilings 38 units. Estimate \$1,000 per unit to insulate. Addition venting would be desirable-but expensive venture. New venting systems are available that will work with the solar systems in place. Sharon: Air conditioners need to be mounted up high to be more efficient & she personally fines her tenants for leaving the A/C's running when they aren't home. John: Solar panels already doing the job of absorbing sun/heat? Maria: Fiberglass sheets are 3x the cost. Bernice: Based on Reserves account perhaps allow individual owners to fund their own insulation systems. Opposed 3 Approve 16: Plan to get insulation for 3<sup>rd</sup> floor ceilings in the cement buildings, 2<sup>nd</sup> floor ceilings(attic) in cabanas "at some point in the future when reserve accounts allow."
  
- d. Gardens Update: Maria: In previous 2 years: add more color & cover/block the space under the cement buildings. Owners are donating plants, like Ed Gibbons. More tropical plants added, Ficus trees removed from pool area. Bougainvillea, Areca palms & other plants replaced in areas where homeless people frequent in front sidewalk area/wall. Tree of Life tree plants by

mailroom with impatiens. Trees to be trimmed are autograph & mango trees. Mike #117 renter has donated a lot of plants, hibiscus, etc. Thanks so much to all who have donated time & plants. Puna has been fertilized & irrigation systems also helping .

- e. TV service Discussion-Advice and/or Vote. Cable bill keeps increasing rates increased %13 in two years. \$33 paying /month. If people bought their own service it would be on open market-basic TV is same price. If your want more internet service/ Kalanikai can't provide and you would want to bundle with phone or TV. Kalanikai wifi is about \$3/month. The Board is considering removing service & amount on your maintenance fees. The internet system would stay in place. Bernice: Having the satellite dishes everywhere would be unsightly. Majority of owners not interested in idea.
- f. New entryway carpet for cement bldgs. A & B: Board already approved common areas outdoor carpet selection. (The carpet should match the carpet recently placed in Cabana walkways/lanais).Approximately \$2500 for both buildings to carpet both buildings entryways. Discussion: Association will provide the carpeting. Sharyn Holliday: to we need the carpeting at all? Less maintenance. Bernice Barnett: Scrape down/removal of all glue & prep is big cost. John Bauer: change all at once so all unit look same color scheme. Limited common element so owners have option of replacing sooner.  
Vast majority (only 3 opposing) want full replacement at same time.

#### 5. **Owner's Forum:**

A. Ed Gibbons: Double glazed window instead of jalousies for energy efficiency. Owner option. Bernice Barnett: Parts aren't available for jalousies & are old & need repairs.. Energy efficiency not that great, but noise is reduced. Suggest the copper color. Board should select style. Dawn Gauslin: Bedroom needs to be private. Bernice: Sliding glass window with frosted glass Sharon: We need conformity of units no matter what. Board will research options.

B. John Bauer: Rubbish hauling company taking dumpsters for hours at a time. RM has complained at least x5. RM & Bruce continue diligently to correct this.

**Adjourned at 11:00a.m. By President Bruce Gainer.**

Reconvene in 10 minutes for ORGANIZATIONAL AND SHORT BUSINESS MEETING OF NEW BOARD  
Re: Appointment of Officers, Approval of minutes, set date for next BOD meeting.

**\*Meeting Rules**

- 1. Please ask to be recognized by the chair before speaking.*
- 2. You must speak clearly, using the microphone so everyone can hear.*
- 3. You must state your name and unit number.*
- 4. Please confine your initial comments to 2 minutes, and 1 minute when approved for rebuttal.*
- 5. Please be courteous, don't interrupt a speaker, and please don't conduct side discussions while someone else is speaking.*
- 6. Everyone will be given an opportunity to speak, on any subject, at the appropriate time.*

February 18, 2017 Recorded by Kalanikai Board Secretary, Sheryl Weinstein.