

KALANIKAI AOA ANNUAL MEETING –

February 17, 2018 – 9:02 A.M. at Kalanikai

1. **ROLL CALL- CALL TO ORDER** - Bruce Gainer, Roma Johnson, Alice Schack, Sheryl Weinstein
2. **DETERMINATION OF A QUORUM:** 53% quorum obtained.
3. **PROOF OF NOTICE OF MEETING:** 60-day notice posted.
4. **INTRODUCTION OF GUESTS:** Craig Cunningham, RM, Cindy Kuhlman-Low, and assistant, Girly, from Touchstone.
5. **CONDUCT OF BUSINESS:** Roberts Rules of Order (see Rules below). No opposition: adopted.
6. **AGENDA REVISION** – Owner Approval.
7. **APPROVAL OF MINUTES OF 2017 ANNUAL MEETING:** No objections/accepted. Will be posted within 60 days from today.
8. **REPORTS OF OFFICERS:**
 - A. **President's Report:**
 - a. Project/Punch list for 2018-On back page. Structural repairs are top priority. Volunteer help is appreciated. All lighting is being changed to LED. We will save 10's of thousands of dollars in painting the parking lot, etc. Also, a project creating storage spaces under cement building is headed by Pierre Degele.
 - b. Last year:
Reserve Plan: 1. Pipe relining with epoxy & bid (approximately \$90,000: budgeted for \$120,000) by Nu Flow is in progress & needs to be completed ASAP.(hopefully begin as early as March 2018). 2.[Question by Pierre Degele regarding when cement building will be painted: Spot painting of the cement buildings is 2023. Building 1 will be approximately \$100,000.]
3. Plan is to buy out Solar \$320,000--hoping it will be down to \$100,000 by the time the contract is up. We would need to invest in batteries to become 100% off the grid.
 - B. **Treasurer's Report:** Alice:

TOTAL CASH ACCOUNT:	\$ 84,218.53
RESERVES TOTAL:	\$147,861.38
RECEIVABLES FROM OWNERS:	\$149,036.38
ASSETS TOTAL:	<u>\$381,116.29</u>
LIABILITIES:	<u>\$ 41,692.64</u>
TOTAL NET WORTH:	<u>\$338,423.65</u>
 - C. **AUDITOR'S REPORT:** Dan Sullivan, CPA. Report is available online or emailed to owners. Report will be available April 2018. We are on cash basis with Touchstone.
9. **ELECTION OF (2) DIRECTORS**
 - a. **NOMINATIONS:** Roma Johnson & Jessica Haley
 - b. **NOMINATIONS** from the floor: None.
 - c. **VOTING:** Election by Acclamation: Moved by Pierre, & Russ & Don 2nd. Unanimous vote for approval.
10. **VOTING:** Installation by Acclamation:
11. **QUORUM UPDATE:** 71.81%
12. **UNFINISHED BUSINESS:**
 - a. Recycling – Follow-up to trial. Biggest issue is people not flattening boxes. Back container by Building B gets full faster than front. Please use front containers if back is full. Dumpster & recycle pick up is reduced one day/week.
 - b. TV services: Satellite service potential. We use a Spectrum bulk rate contract currently. Direct TV in each unit for \$1.30 less each using a satellite dish(upgrades would not be available.) The actual satellite dish would be one dish on the roof per stack--approximately 14 dishes. Most probably the dishes would be placed on the lip/fascia of the roofs, facing the southern sky. Hawaii Telcom fiberoptic cable is not available yet to our complex yet, possibly in another year.

We have a 3 year contract with Spectrum . A vote will be proposed via email to owners if we have viable options to choose from at that time.

- c. Attic Insulation – Follow-up to research costs of insulation is prohibitive (over \$1000/unit.) Owners are encouraged to do their own R30 insulation if desired. Heat control with vents & fans in the attics is an option and may be explored in the future.

13. NEW BUSINESS:

- a. Resolution on Assessments: If we have excess funds needing rollover to 2018 ledger in our accounts per IRS laws at year end. No objections to adopting resolution to avoid paying taxes on this amount.
- b. HO-6 Insurance Presentation: Mike Lyndrup accounts manager at Aloha Insurance. HO-6 insurance covers contents & improvements made to units; loss of use from fire, non-rental, liability, legal defense, covers collateral damage, personal injury reimbursement, and loss assessment/deductible. Owner occupied/vs renter occupied is higher for rentals. Cost of coverage is from \$100/ year-up. Questions: (808)334-4065, fax: (808) 334-0115 email mike@alohainsurance.com. {Elmer Jensen has been doing negotiations with Aloha Insurance since 2011 for Kalanikai AOA and helps keep the assessments reasonable & as low as possible. }
- c. Volunteer sign up for projects:
 - Painting the Parking Lot Stripes
 - *Dana Lewis
 - *Monica Gelien
 - *Roma Johnson
 - *Jessica Haley
 - *Sheryl Weinstein

Please contact Craig Cunningham, RM if you are interested in volunteering.

14. OWNER'S FORUM:

- 1. Ed Gibbons: What happened with the Building electrical load balancing (2 years ago)? {Discussion} Building B consumes the most power-so the load balance was reconciled with appropriate rewiring. Helco is paid a meter fee for what we use & they pay us back by what we produce with solar panels. LED lights are available from the RM for everyone at Kalanikai to help keep power usage down. We are still saving approximately \$3000/month since we converted to solar.
- 2. Maintenance costs of buildings is down-why? We transferred some of the projects to the Reserves Plan.
- 3. Adjacent vacant lot on Henry Street could be developed & has been recently surveyed.
- 4. Pierre: requesting speed bumps at entrance be replaced.
- 5. Monica Gelien: What about replacing the louvered windows in cement buildings? Original windows are 44 years old--some parts are obsolete now. Price per unit for new windows are \$3600 each. Sliding vinyl windows with owner paying replacement is an option. Bruce will send out an email vote detailing replacement options for Board approved windows.

ADJOURNMENT at 10:50am by Bruce Gainer, President.

***EXECUTIVE ORGANIZATIONAL MEETING OF 2018 BOARD**

- *Appointment of Officers; Approval of Minutes; bill payment, manager's report.

***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.

RESIDENT MANAGER'S PUNCH LIST JANUARY 2018

- Change laundry room floor at entry, square up and level.
- Spall repairs around buildings.
- Remove and re-align curb at north end of Carport 1
- Repair/replace landscape lighting
- Replace A & B building hall lights (LED's) (Volunteer help)
- Block pool area with low fence
- Railing replacements/maintenance. Inspections. Owner maintenance responsibility.
- Improve mail room lighting
- Painting of walkways in A & B buildings. (Volunteer help)
- Place unit numbers on entries. (Volunteer help)
- Create storage space under A and B buildings (Volunteer help)
- Clean out and organize bike room
- Office organization
- First installation of security cameras.

(Punch List is not in order of priority or schedule).