

KALANIKAI AOA

Board of Director's Meeting
The Kalanikai Mailroom
November 21, 2019

Call to Order: President, Bruce Gainer at 4:30pm

Roll Call: Bruce Gainer, Roma Johnson, Jessica Haley, Ed Gibbons, Sheryl Weinstein

Owners Present: Elmer Jensen #307, Dick Seidl #111 , Tracy & John Marvin #316, Maria Fisher-Lopez #218

- **Proof of Notice/Establish Quorum Nov 18th email & signage posted.**
- **Approve March 19, 2019 Meeting Minutes:** Moved Roma , 2nd Bruce. Unanimous vote to approve.

Ratification of Email votes:

- 1. Auditor Felice Valmas vote. Unanimous approval. Ratified.
- 2. Sewer re-line 3-year contract. Approved & ratified.
- 3..Back flow testing. Ratified
- 4. Request from S107 for modifying common area/No vote. Ratified
- 5, Request to remove vegetation S107. Approved Ratified.
- 6. WiFi failure: Vote to replace equipment/upgrades(\$3010.00) Ratified
- 7. Approve rental of parking space. Approved. Ratified.
- 8. Approve fining letter Unit 313.Ratified.
- 9. Vote to approve rental/management of #118. Ratified.
- 10. Vote to approve consolidation of trash enclosure fencing. Ratified.
- 11. Vote to approve Wash contract. Ratified.
- 12. Vote to discontinue Wash. Ratified.
- Spall repair bid by Tamarock. Approved. Ratified
- 13. Fine letter #201. Ratified.
- **Treasurer's Report**
 - **November 2019 :**
 1. Checking Account: \$4172.00
 2. Cash: \$19,672.39
 3. Reserve total: 112,277.36
 4. Receivables: \$165,262.51
 5. Total Assets: \$297,21
 6. Total Net Worth: \$272.466.51

2020 Budget Estimate Planning:

In 2019 our budgetary overrun expenditures were:

1. Water
2. Garbage
3. Electrical power
4. Wifi
5. Pool supplies

Items which offset the expenditures:

1. General building/grounds maintenance was down 40%

• **In 2020 the major projects planned are approximately \$91,500.00 :**

1. Wood repairs on Cabana buildings
2. Pool re-plastering
3. Clean-outs for main sewer lines
4. Section 1 main sewer line re-line
5. Pool salt cell control panel & pool pump replacement

• **Hawaii County water & sewer rates will go up \$5/unit/month in 2020.**

• **HELCO will increase electricity rates by 4 1/2% April 2020.**

• **Monthly fees increase to 5 ½% as follows:**

- Cabana Studios: \$341--\$360
- Cabanas 2 & 3: \$570--\$601
- Cement A & B Buildings: \$603.05-\$636.34
- Significant contributor to increase is needed increase in reserve account, for PV buyout as approved at 2019 annual meeting.

• **Motion to approve the 2020 Budget:** Jessica; 2nd by Roma. Unanimous vote to approve.

Please see 2020-2042 Reserve Planning in separate posting for more details(Awaiting some final numbers from contractors/suppliers)

• **Resident Manager's Report:**

1. Cabana common lighting all replaced with LED & new fixtures. Fixtures & paint acquired on sale, as well!
2. Rubbish areas have fences & locked gates. Keeping out trespassers as planned.
3. Moved rocks & cactus on the front wall. Very few homeless loiter there now.
4. #118 clean-up completed & is rented out for \$1600/month.
5. WiFi upgrades working really well.
6. We have had some instances of copper lines failures for cabanas 2 and 3. Jeremy is repairing pipes & pouring new concrete on these areas.
7. New washer & dryer for Cabanas.
8. Working with Puna Certified: Plan to remove coconut tree which is rotting at the top.
9. Painting: thanks to our Volunteers: Elmer, John & Tracy and others not at this meeting!!! Building B is finished, Phase 2 front side going slowly. **(More Volunteers needed, please?!)**
10. Backwash for the pool will be done annually. Next backwash is taking place soon.

• **Open Issues: : The Kalanikai 2020 Insurance policies:**

- Appraisal by Marshall & Swift conducted October 2019. Two years ago the coverage was set at \$14,669,000.00. Consequently, we have been advised to increase the Kalanikai insurance plan to \$15,691,000.00 in 2020 for 100% total replacement coverage. Vote to approve the increased coverage proposal by Jessica, 2nd by Roma. Unanimous vote to approve.

- **New business:**

1. Recycling vs. Trash pick-up decision for budgeting. Current recycling with Hana Hou Recycling & cost is \$536.00/month/ 2 pick-ups per week. Hana Hou reports only 10% of Kalanikai recycling items were not qualified for recycle. If we cease the recycle program, we will need to increase trash pick-up by Pacific Waste: additional \$450/month. An added pick-up brings total to \$1287/month. We will save \$107 if we end the recycle program at this point. AS pointed out by Maria in the audience, there are several options available to continue to recycle, and local efforts continue by recyclers. Roma moved to keep recycle program anyway; 2nd Ed. Vote to keep recycle program unanimous.

2. Update on #118 foreclosed for several years. It was turned over to our collections, Rickles Law firm, but it has been stalled in bankruptcy proceedings. Bankruptcy ended in 2018 & property accessible several months ago. We cleaned unit, spent about \$800 on repairs & been collecting rent for 3 months. (*We now have zero units without maintenance fee incomes!!!*)

3. Mainline Plumbing approval. Huge project for 2020 and the next couple of years.

4. Speed bumps: Current bumps are getting torn to shreds by all the large trucks & lead foot drivers. Speedhumps are more durable and less wear & tear on the asphalt. Jeremy found vulcanized rubber speed humps which are \$98 per section. Discussion tabled for more research, measurements, etc., & cost estimates.

- **Owner's forum:**

1. Kalanikai's WiFi bulk package & upkeep for wifi system is not built to accommodate everyone's streaming Netflix, Hulu, Amazon Prime, etc., bandwidth gobbling, Skype, etc. We need the Kalanikai wifi for the PV and security system.

2. solar collection system and the remote camera security system. The cost currently per month is \$107/month for 84 Units(our system isn't nearly enough bandwidth for 84 Units!!!). All the equipment had to be replaced this year during which time we were without reliable wifi service for several months. The Board is considering having residents pay for their own wifi service, which is available for approximately \$25/month from local carriers. This issue was tabled & will be discussed further & voted on at the Annual Meeting February 15th 2020.

3. Mango tree trimming and the autograph tree will be done the end of January 2020.

4. Triangle Lot needs to be cleaned out again. Puna Certified weed whacked the lot 3/2019. We get \$100/month from Lanihau owners for maintenance, which is barely enough to cover herbicides, etc. Our gardener, Ruby helps maintain weed control x2 month. Bruce will be talking with owner reps about where we go next, when and how.

- **Adjourned at 6:11pm by President Bruce Gainer.**

- **Recorded by Sheryl Weinstein, Secretary**