

KALANIKAI AOA

Website: kalanikaicondos.com
Board of Directors Meeting

Date: February 5, 2019

Place: Kalanikai Mailroom

Call to Order by President Bruce Gainer @ 5:41PM

Roll Call: Roma, Bruce, Jessica, Sheryl

Notice of meeting given 72 hours prior/Quorum established

Present: Russ Weber, Carol & Michael Souther, Elmer Jensen, Peggy Koepnick, Bernice Barrett, Don Koepnick

- Approval of November 8, 2018 meeting minutes: Roma moved; Jessica 2nd; unanimous vote for approval.
- Ratification of Email votes:
 1. Tamaroc spalling bid of \$38,000 for earthquake damage repair(April 2018). Unanimous vote to approve.
- **Treasurer's Report:** Bruce:
 1. Laundry checking account: \$6550. Motion to transfer \$5000 to Reserves by Jessica; 2nd by Roma. Unanimous vote to approve.
 2. Financial Report December 2018:
 - a. Reserves: \$144,492
 - b. Receivables (from Owners): \$180,797
 - c. Liabilities: \$28,550.00
 - d. Net worth: \$340,056.00
- **Resident Manager Report:** Jeremy Montanez:
 - a. Fire Alarm box replacements: NFP not returning calls after submitting \$13,500 bid for job. Pacific Rim Company to submit bid.
 - b. Plan to put gates with locks on rubbish bins. Residents will use their Pool Gate key for access.
 1. Surveillance Cameras are all working, however, there are WiFi connection problems still being diagnosed. Plan to add another camera to Kuakini St. parking area.
 2. Puna Inc. trimmed most of the overgrown trees around the property. The coconut palm "deemed rotten at the top" last year actually is in good enough shape not to cut down yet(Bid: \$1200?)
- **3. Unfinished Business**
 4. Bernie from Tamaroc won bid for the spalling repairs for the cement buildings for the cracks caused by the earthquake April 2018. Repair work on Bldg A to commence 3/18/19.

5. Unit 201 is contesting one of their 3 fines. Move to accept \$200 paid & forgive the 3rd fine: moved by Bruce, 2nd by Jessica. Unanimous vote to approve.

6. Old Business

- a. RM debit card account still has missing receipts from former RM record-keeping problem. \$1100 unaccounted for. Theft not in question. Touchstone is working to rectify the missing information. Motion to approve settling the account as is: Sheryl, 2nd by Roma, Unanimous vote to approve.
- b. Request for proposals for upcoming Annual Meeting
 1. Change No Smoking rules, 2nd Smoking Area, Smoke-Free Property, etc.
 2. Parking Space Rentals: Add, subtract, remove spaces.
 3. Reserve Planning: Buy-out of solar energy system. Current arrangement comes to fruition in 14 years. Estimate \$200,000 to buy out.
 4. Russ & Terry request permission to move their lanai sliding glass door outwards, similar to the 1st floor lanais. Move to approve by Jessica, 2nd by Roma, unanimous vote to approve.

- **New Business**

Lanikai Center shared the schematics for their new Super Safeway complex, complete with the new rock wall bordering our property. The wall already appears to have an area where homeless people could loiter. Also, we're hoping to work with Lanikai Holdings to clean up the triangle lot between us & Henry Street.

- **Owner's Forum**

- a. Question: Could we just remove the speed humps? They are not stopping people from speeding.
- b. Question: Could we install "skirts" along the bottom of the cement buildings to help keep the homeless people from going under there?
- c. Question: Could we better educate/inform the Air B n B, VRBO, renters, & other visitors of the House Rules, especially pertaining to Quiet Hours?

Meeting adjourned by President Bruce Gainer at 6:48pm

Recorded by Sheryl Weinstein, Secretary