

Association of Apartment Owners
Wailea Fairway Villas
Board of Directors' Meeting Minutes
April 17, 2014

Board Members Present: Edy Salenger, President; Judy Benevetti, Vice President; Bill O'Connell, Treasurer, Mike Luckado, Secretary; and Directors Joe Schultz and Gordon Johnston

Board Member Absent: Tom Logan, excused

Other Attendees: Alexander Gat, Destination Maui, Inc.; Sam Schreiner, Site Manager; and Deidre Rockett, Recording Secretary

I. DECLARATION OF QUORUM

A quorum was declared with six Directors present.

II. CALL TO ORDER

President Edy Salenger called the Wailea Fairway Villas Association of Apartment Owners Board of Directors' Meeting to order at 9 a.m. The meeting was held at Wailea Fairway Villas, Wailea, Maui, Hawaii.

III. PROOF OF NOTICE

It was certified Notice of Meeting was sent in accordance with the Association governing documents, and it was posted on property in compliance with Hawaii State Law.

IV. CONSENT CALENDAR

MOTION: To approve the Consent Calendar, as follows: Minutes of the February 6, 2014, Board of Directors Meeting as presented; Minutes of the Organizational Board of Directors' Meeting of March 15, 2014, as presented; and Minutes of the Annual Owners Meeting of March 15, 2014, as to form and content.

Schultz/O'Connell Unanimous Approval

V. TREASURER'S REPORT

Treasurer O'Connell updated the Board on the financial status of the Association for the first three months of the fiscal year, March 30, 2014. The Association is in sound financial health. Revenue has exceeded budget by about \$30,000. Variances, both over and under target, were noted and explained. The cash balance increased by \$28,000, for total cash of about \$311,000.

VI. SITE MANAGER' REPORT

Mr. Schreiner submitted a written report dated April 17, 2014. He updated the Board on landscaping activities, including the repair of the irrigation system electronics, broken wires, smart clocks and battery clocks.

Additionally, the Oleander hedge at the M-K driveway has been trimmed to improve sight lines for safety

Building Maintenance activities were reviewed, including: 1) Replacement of breaker for stone scrubber; 2) Roof leak detected; 3) Preparation for and inspection of property with Association Reserves for Reserve Study; 4) Exploring the potential of making the dumpster enclosure gates safer and easier to use; and 5) Potential establishment of window screen replacement program, with bulk bids solicited and available to owners.

There was a suggestion to add a section to the website entitled maintenance/safety tips for owners. The Board considered this a "great idea", and Director Benevetti will follow up.

The Safety Committee is working with the Wailea Community Association and Maui Police Department in an effort to slow traffic on Kalai Waa Street.

A Suggestion Box is available for owners to make recommendations, comments, etc. Mr. Schreiner checks the box every day.

VII. PRESIDENT'S REPORT

President Salenger attends many of the Association Committee Meetings. Reports to follow.

VIII. COMMITTEE REPORTS

A. Safety Committee

Directors Joe Schultz and Tom Logan are members on the Safety Committee. Director Schulz reported the committee has been tasked with the following items: 1) Evaluation of night lighting; and 2) Send letters regarding speeding on Kalai Waa Street.

Following an inspection of the property, Director Schultz recognized personnel responsible for its excellent condition. Additionally, there was an evaluation of the night lighting. The parking lot and pathways are well lit.

Speeding along Kalai Waa Street was explored. Options to address speeding were discussed, these included: infra-red cameras, traffic calming devices, digital speed indicators and signage. In order to make ingress-egress safer, the installation of convex mirrors has been explored. The committee will continue to facilitate communication between the Wailea Communication Association and the Maui Police Department.

A letter writing campaign was suggested, and Wailea Fairway Villa will join with the neighbors and WCA to address this community-wide safety issue. The President discussed traffic issues on Kalai Waa Street with Bud Pikrone of WCA. He suggested writing letters to the Maui Police Department and government officials. An action plan and sample letter will be drafted. Once received, it will be reviewed by the Board and emailed to each owner.

The Board is investigating the potential of retrofitting the parking lot lighting fixtures to LED to save the Association money.

B. Reserve Study Update

Reserve Study proposals were solicited from four different organizations, and the Board selected the same company that previously conducted the Association long range capital improvement replacement plan. Director O'Connell outlined the multiple benefits and reasons for the selection. It will take eight weeks for the consultant to complete the first draft of the analysis.

The Reserve Study Committee met yesterday with the representative from Association Reserves, and a physical inspection was conducted.

IX. NEW BUSINESS

A. Solar Power Project

Bill O'Connell, Gordon Johnston and Sam Schreiner serve on the committee overseeing this project. The committee met with three firms, including Haleakala Solar, Rising Sun and Alternative Energy. One bid has been received; others are anticipated. In general, the proposal was reviewed. It is designed to power the pool area and the pool motors. Questions were posed and answered. Further discussion was deferred to Executive Session.

B. Recycling / Dumpster Enclosure Project

The Recycling Committee and the Dumpster Enclosure Project are connected.

There is one central recycling location across from the L Building. Cardboard is recycled near E and F Buildings.

Questions that are being researched are: 1) Best practices of other Associations; and 2) Service costs.

Mr. Gat reported that Maui Recycling charges fees to recycle, about \$300/month to cover the cost of cardboard recycling as well as glass. Challenges to recycling on property were discussed. When the refuse removal contract expires in August, Al Gat will negotiate for upgraded service, including recycling.

Options to address the challenges were examined, including maintain the status quo or expanding the service to make it more convenient. More research will be conducted, with the goal of evaluating three different alternatives, including costs.

On three different occasions, cardboard has been found dumped into the Association dumpsters, filling the containers from top to bottom.

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With regard to the dumpster enclosures and gates, there are two different options: 1) To renovate; or 2) Remove and replace with a new design. Some design alternatives were available and were evaluated. The Board agreed on the need to improve the dumpster enclosures. The first step is to consult with the refuse removal and recycling companies to determine their requirements for access. Mr. Gat will solicit bids for recycling services, negotiate for a new contract with Maui Disposal, and explore Maui Disposals' requirements for access.

Persons on an ad hoc committee were noted by the President: Al Gat, Joe Schultz, Sam Schreiner and Tom Logan.

X. OWNERS' FORUM

There were no owners present.

XI. NEXT MEETING DATE

The next Board of Directors' Meeting will be held on July 24, 2014.

XII. EXECUTIVE SESSION

The Board moved to Executive Session at 10:07 a.m. Regular business resumed at 11:02 a.m.

XIII. OTHER BUSINESS

MOTION: To accept the Island Plant Proposal dated April 15, 2014.

Luckado/O'Connell Unanimous Approval

MOTION: To authorize the Treasurer, President and one other Director to contact the Association Attorney to determine Board authority on installation of roof top solar panels for the rec building area; Further, the Board authorized three Directors to approve a contract for provision of photovoltaic power to Rec Center.

O'Connell/Benevetti Unanimous Approval

MOTION: To approve the Insurance proposal/contract with Atlas Insurance Agency, with further research into the deductible amount. Potential costs savings are from \$5,000 to \$10,000. The President and one other Director have the authority to approve the final proposal.

Johnston/O'Connell Unanimous Approval

XIV. ADJOURNMENT

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The meeting adjourned at 11:07 a.m.

Respectfully submitted,

Louise Rockett

Transcriptionist

Approved for distribution by Edy Salenger