

Association of Apartment Owners  
Wailea Fairway Villas  
Special Board of Directors' Meeting Minutes  
May 10, 2010

Board Members Present: Ed Small, Edy Salenger and Janet Coflin  
(In Person)

Board Member Present: Sanford Skaggs and Mary Henig  
(By Telephone)

Board Members Absent: Gordon Johnston and Jordan Ayan

Other Attendees: Nancy Price and Julie Vogt, Destination Maui, Inc.; Sam Schreiner, General Manager; Deidre Rockett, Recording Secretary

I. DECLARATION OF QUORUM

There was a roll call, and a quorum was declared with four Directors present either in person or by telephone at start of meeting. Director Coflin joined the meeting after call to order as noted within the body of these Minutes

II. CALL TO ORDER

President Sanford Skaggs called the Wailea Fairway Villas Association of Apartment Owners Special Board of Directors' Meeting to order at 9:10 a.m. The meeting was held at Wailea Fairway Villas, Wailea, Maui, Hawaii.

III. PROOF OF NOTICE

It was certified that the Notice of Meeting was sent to all Directors in accordance with the Association governing documents, and it was posted in compliance with Hawaii law.

IV. UNFINISHED BUSINESS

A. Painting Project

The President explained the primary purpose of the meeting is to consider the continuation of the painting project, as follows: 1) Finish painting the eight buildings from S to Z; and 2) Paint the Recreation Building. The painting of the eight buildings would be under the same terms and conditions. The Recreation Building would be under a different proposal. Michael's Painting & Decorating presented a proposal to paint the exterior of the pool/recreation building dated March 20, 2010 at a cost of \$4,125.

After discussion of current and projected balances in the Replacement Reserve account were discussed. In response to questions about other demands on the account during the remainder of this year, Ms. Price explained that the only other project scheduled is the partial replacement of bollard lights at a cost of \$3,700. The only projects that occur are those approved by the Board. In addition, there are not many Reserve projects scheduled in the next few years.

(Director Coflin joined the meeting at 9:20 a.m.)

**MOTION:** To authorize the President to sign a contract with Michael's Painting to paint the remaining buildings on the same terms and conditions as the prior buildings have been painted and to paint the Recreation Building on the terms proposed; and to authorize management to proceed with related gutter and stucco repair under the same terms and conditions as applied to previous buildings.

Small/Salenger Unanimous Approval

**B. Tree Trimming on Fairway**

The President explained that at the last meeting, because of the amount of delinquencies, the Board decided that discretionary projects would be deferred until the third quarter, at which time there would be a better fix on the Association's finances. The discretionary expenditures that were deferred included off-site tree trimming, electronic gate lock at the pool and the establishment of a website. This item is on the agenda for an update to ensure that all Directors have an understanding of the current situation regarding the trimming or removal of trees along the makai side of the fairway bordering Wailea Fairway Villas.

Director Salenger sent an email to the Directors regarding the history of the trees. She summarized that "we have been meeting with people from Ekolu and the superintendent and the manager of the golf course since October". There have been several discussions regarding trees. The golf course removed the four dead trees and left one very diseased. Subsequently, the homeowner of a golf estate house paid the tree service through the golf course to have the two large eucalyptus bordering his property topped. In addition, several of the Wailea Fairway Villas homeowners paid privately to have the one diseased tree topped.

Since these actions have been taken, homeowners have commented that these actions have addressed the tree trimming adequately. The Association has not expended funds for this work, and Director Salenger did not think money needed to be spent on trees at this time.

Director Henig expressed her opinion that other owners continued to be concerned about the trees that block views from other locations. President Skaggs concurred.

Past tree trimming policy and practice was discussed, including questions about the height of the topping. According to the owner of the golf course, the cost to top the remaining trees would be \$1,250 per tree. Apparently, the owner will not consider removing healthy trees and will replace any that are removed. The 2010 budget included \$15,000 for removing or trimming trees along the fairway. However, the Board decided to defer consideration of tree trimming to the fall.

Some owners favor the expenditure of Association funds for this purpose. Others have objected to the use of Association funds for these purposes. Others object to topping because they believe that will result in new growth that will obstruct views to a greater

degree that currently. Director Coflin stated her opinion that the owners who contributed personally to the tree trimming work are pleased with the results and would not object to the expenditure of Association funds for additional work.

No action was taken and the matter was tabled until the Fall meeting, to be scheduled on a date after Labor Day.

V. NEXT MEETING DATE

The next Board of Directors' Meeting is scheduled for June 23, 2010.

VI. ADJOURNMENT

With no objections voiced, the meeting was declared adjourned at 9:45 a.m.

Respectfully submitted,

*Louise Rockett*

Transcriptionist

Approved for distribution by Sanford Skaggs, President