

Association of Apartment Owners
Wailea Fairway Villas
Board of Directors' Meeting Minutes
September 14, 2011

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

Board Members Present: (By Telephone) Sanford Skaggs, Vice President; Directors Jordan Ayan, Gordon Johnston

Board Member Absent: Director Mary Henig

Owner Present: Michael Luckado, K202

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

I. DECLARATION OF QUORUM

A quorum was declared with four Directors present at call to order. Directors Johnston and Coflin joined the meeting after call to order as indicated in the body of this document.

II. CALL TO ORDER

President Edy Salenger called the Wailea Fairway Villas Association of Apartment Owners Board of Directors' Meeting to order 9:05 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. WRITTEN CONSENT CALENDAR

The Board considered approval of the Consent Calendar: a) Approval of Minutes of June 22, 2011.

MOTION: To approve the Consent Calendar: a) Approval of Minutes of June 22, 2011, Board Meeting.

Skaggs/Ayan Unanimous Approval

V. TREASURER'S REPORT

Treasurer Small updated the Board on the financial status of the Association as of August 31, 2011, with \$250,000 in the Operating Account. This is an increase of about \$25,000

from July 31, 2011.

(Director Johnston joined the meeting at this time.)

The proposed 2011 Draft Budget was presented for review. It is a preliminary financial plan that can be modified. It does not have to be adopted at this meeting. There is ample time for further review. The financial plan does not have to be adopted until October 2011. All comments from the Board about the Budget should be received by October 15, 2011. A meeting will be scheduled at the end of October to formally approve the Association financial plan.

VI. SITE MANAGER'S REPORT

Mr. Schreiner emailed a report to the Board yesterday. He has consulted with Finishing Touch Roofing. They plan on commencing the roof inspection, as necessary, and gutter cleaning project on all buildings on September 26, 2011.

Mr. Schreiner purchased an extension ladder to make sure all the soffit vents are in good condition. It was suggested that a spotter be used when climbing a high ladder. Mr. Schreiner agreed there will be two people in these situations whenever possible. Safety is a high priority.

The electronic locks have been installed at the pool gate and kitchen door. There have been some issues with incorrect codes programmed into some of the key fobs, but these are in process of being corrected.

VII. OLD BUSINESS

A. New Lock System Policy

The President recognized Mr. Gat for his work with regard negotiating a contract for the installation of the electronic lock system.

A proposed new lock system policy was presented and discussed. It was proposed that owners/residents/guests pay \$50 to replace lost fobs. Options were discussed.

The proposed fob registration process was reviewed. Fobs are issued to the unit. Three fobs are issued to three-bedroom units, and two fobs are given to the two-bedroom units. The intent is to keep track of the fobs. The President appointed Mr. Schreiner, Mr. Gat and Directors Skaggs and Small to serve on a committee to address this issue and report back to the Board with recommendations.

The President recognized Mr. Schreiner for his persistence and inventiveness.

VIII. MANAGING AGENT'S REPORT

Mr. Gat meets with Mr. Schreiner several times a month, and a property inspection is

conducted. In addition, Mr. Gat meets with Island Plant. He is monitoring the lawn dethatching project. Overall, the property is in good condition. Mr. Gat also monitors accounts receivable. The delinquencies are decreasing. Other items Mr. Gat is working on include the budget and negotiations with contractors. The President recognized Mr. Gat for his professionalism.

IX. PRESIDENT'S REPORT

Mr. Luckado attended Community Emergency Response Team training. Mr. Schreiner previously attended. The President is planning on attending CERT training also.

The Board previously discussed increasing the homeowner insurance policy deductible to \$25,000. It was decided to not change the deductible.

The President re-activated the High Risk Component Inspection Program Committee.

With regard to the replacement of aging water heaters, Mr. Schreiner reported that 40 to 50 hot water heaters have been replaced. The cost to replace the two bedroom hot water heater is \$900. The cost to replace the three-bedroom hot water heater is \$800. The President will remind owners to replace in the next newsletter.

The President reported that rules for the installation of hard wood floors in the upper units that are on the Association website were reviewed and seem appropriate.

X. OLD BUSINESS (continued)

B. Compliance with State Law Pool Rules

Mr. Gat performed a review of the pool rules, etc. to insure that it is in compliance with State and Federal Laws. The same health and safety rules that apply for public pools also apply to the Association. The Association has a public pool permit for the pool and spa. The permit is active to 2014. Mr. Schreiner keeps the chemical condition of the pool in top shape as well as its clarity and cleanliness. With regard to signage, the Association complies with State Law.

C. Kayak Rack Status

Representatives of the Association are meeting with Larry Clark of the Wailea Community Association Design Committee the second week of October.

D. House Rules Revisions

Director Skaggs provided an update on the House Rules Revisions, with plans to provide the proposed changes to the owners with the next mailing. Director Skaggs encouraged fellow Directors to provide him with suggestions for changes, if applicable.

XI. NEXT MEETING DATE

The next Board Meeting will be held on October 26, 2011, at 9 a.m.

XII. EXECUTIVE SESSION

The Board moved to Executive Session at 10:55 a.m. to discuss legal matters, delinquencies, contracts and personnel matters. Regular business resumed at 11:16 a.m.

XIII. ADJOURNMENT

The meeting adjourned at 11:16 a.m.

Respectfully submitted,

Louise Rockett

Louise Rockett
Transcriptionist

Approved for distribution by Edy Salenger, President