

Association of Apartment Owners
Wailea Fairway Villas
Board of Directors' Meeting Minutes
January 11, 2012

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

Board Members Present: (By Telephone) Sanford Skaggs, Vice President; and, Director Gordon Johnston

Board Members Absent: Janet Coflin, Secretary; and Directors Mary Henig and Jordan Ayan

Owner Present: Mike Sherrill, U202

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.

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 distributed 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 October 26, 2011; and, b) Paint and polish all bollard lights for \$4,496.88.

MOTION: To approve the Minutes of the October 26, 2011, Board of Directors' Meeting.
Small/Johnston Unanimous Approval

MOTION: To ratify approval of the Board decision to paint and polish the bollard lights at a cost of \$4,496.88.
Small/Skaggs Unanimous Approval

V. OWNER'S FORUM

Mike Sherrill, owner of unit U202, joined the meeting at this time. He had questions about the Reserve Study and the increase in fees for 2012 that were answered by the President and the Managing Agent. Additionally, he objected to the numerous noisy landscaping activities. After voicing his concerns, Mr. Sherrill left the meeting.

VI. TREASURER'S REPORT

Treasurer Small updated the Board on the financial status of the Association for the month-ending November 2011. Accounts receivable has improved.

As scheduled in the Reserve Budget, the Bollard Lights were to be replaced two per year at a cost of an estimated \$4,000 annually. However, no funding has been previously allocated to the project. All of the bollards were painted and the lamps were recently polished at a cost of about \$4,500. Other projects in the Reserve Budget have come in under budget, including the paint project and asphalt work.

The Association is in good financial condition.

VII. SITE MANAGER'S REPORT

Mr. Schreiner submitted a written report dated January 11, 2012.

Regarding the removal of a branch overhanging onto the neighbor's property, this work has been scheduled.

With regard to the birds entering attic spaces, two part time employees have been hired. Their task is to install over 8,000 plastic canvas patches on soffit vent holes. This project is ongoing.

The irrigation system modifications at the kayak storage site have been half completed. This is the ground work that must be finished before the installation of the kayak storage rack. Following this prep work, the kayak storage rack will be installed.

The refurbishment of the bollards went well. The contractor who sanded and painted the 91 pathway lights did a good job at a good price.

Mr. Gat and Mr. Schreiner were commended for their professionalism in organizing these projects.

VIII. MANAGING AGENT'S REPORT

Mr. Gat recognized Sam Schreiner for his resourcefulness and innovative skills. Mr. Gat has been working with the contractors on submitting fine-tuned proposals for the asphalt work. Mr. Gat was commended for his responsiveness and his successful efforts in helping to collect past due amounts from owners.

IX. STRAY CATS

The President reported there is a problem with stray cats on property in the vicinity of the R, S and T Buildings. Complaints have been received. Options have been explored. Suggestions are welcome.

IX. OLD BUSINESS

A. Kayak and Paddleboard Storage Agreement

A proposed Kayak and Paddleboard Storage Rack Agreement was drafted by Director Skaggs and included with the information given to the Board. Changes to this agreement were discussed.

MOTION: That with the two changes proposed, the Kayak and Paddleboard Storage Agreement be approved.

Johnston/Small Unanimous Approval

Director Skaggs will make the changes to the document and post on the WFV website.

B. Status of House Rules Revisions

Director Skaggs previously sent a memo to Directors on this project. He noted that he added to the rules bicycle registration requirements. The reason for this registration is to facilitate removal of bicycles that have been abandoned. Bicycle I.D. stickers are available.

Mr. Schreiner reported that due to the price of gas and people trying to save money, there are more motorized scooters used by residents. He suggested the Board consider designated a parking stall to scooters only and providing some means to secure them.

MOTION: To adopt the revisions of the House Rules as presented and modified at this meeting and additionally to authorize Directors Skaggs to a) correct erroneous cross-references, spelling errors and spelling mistakes and b) to prepare and print revised rules for attestation by the Secretary.

Skaggs/Johnston Unanimous Approval

Changes will be made to the Table of Contents, and the Revised House Rules will be mailed to all owners with the 60-day Notice of Annual Meeting. The abbreviated version will be mailed to all owners along with 30-day Notice of Annual Meeting.

C. Golf Course Hedge Status

Mr. Foster was to have the irrigation system evaluation available before Christmas; however, he was unable to complete that evaluation. This analysis is scheduled to be completed this week. Mr. Foster will have a proposal prepared for the Board next week Thursday on what needs to be accomplished and price ranges for irrigation system work.

Mr. Gat noted that the bougainvillea hedge work will not be impacted by the irrigation system upgrades. Mr. Gat outlined special project hour negotiations with Mr. Foster.

D. Asphalt Sealing Project

Four bids were solicited. Evaluation of the bids will be conducted in Executive Session.

X. EXECUTIVE SESSION

The Board moved to Executive Session at 9:50 a.m. to discuss the bids for the Asphalt Sealing Project, Stanford Carr deficiencies and accounts receivable. Regular business resumed at 10:15 a.m.

XI. ACTIONS FROM EXECUTIVE SESSION

MOTION: To award the Asphalt Contract to Brentleys Asphalt Inc. in accordance with the proposal.

Skaggs/Small Unanimous Approval

Mr. Gat was authorized to contact Brentleys.

MOTION: To authorize the foreclosure on Unit B102, which is delinquent.

Skaggs/Johnston Unanimous Approval

MOTION: To affirm the delegation of authority to any two officers to make the necessary decisions on foreclosure and other collection questions that arise between Board Meetings.

Small/Skaggs Unanimous Approval

Mr. Gat was asked to forward a copy of the Association Collection Policy to the Board.

XII. ASPHALT RESEALING PROJECT LOGISTICS

A timeline for the asphalt resealing project was discussed, including removal of cars and notification to owners. The President asked Director Skaggs, Mr. Gat and Mr. Schreiner to work together on this project to coordinate efforts. Mr. Gat will draft a basic project plan.

Director Skaggs noted that without keys to all vehicles, cars may need to be towed. He suggested an aggressive notification campaign to the owners in this regard. After written notification to the owners, project scheduling can be posted on the website. The optimum situation would be that if the owner is not on island to move the vehicle, then a representative of the owner should be available to move it.

XIII. NEW BUSINESS

A. Earthquake Insurance

On behest of the owners at the Annual Meeting in 2011, a poll of the membership will be taken by email on whether or not to insure the property for earthquake coverage. This information would then be available for disbursement at the 2012 Annual Meeting. Mr. Gat will research whether or not the response could be sent to a designated email address for poll responses only.

XIV. NEXT MEETING DATE

The next meeting is the Annual Meeting, and it is scheduled for March 17, 2012.

XV. PARKING RULES

The number of vehicles that a unit may have on property is limited to one per bedroom; however, the Site Manager has the discretion to allow additional vehicles. Another parking House Rule was cited by Director Skaggs. It was agreed that the rules are good as written, with respect to the number of cars on property to the number of bedrooms in the unit, i.e. a two bedroom unit is allowed to have two cars. An owner is allowed to have a vehicle stored on property subject to that rule. The Site Manager was given the authority to administer this rule.

XVI. ADJOURNMENT

The meeting adjourned at 10:33 a.m.

Respectfully submitted,

Louise Rockett

Louise Rockett
Transcriptionist

Approved for distribution by Edy Salenger, President