

Association of Apartment Owners
Wailea Fairway Villas
Board of Directors' Meeting Minutes
August 4, 2017

Board Members Present: (In Person) Edy Salenger, President; Tara Weikum, Vice President; Mark Waite, Secretary; and Director Mike Luckado

Board Members Present: (By Telephone) Bill O'Connell, Treasurer; and Directors Tom Logan and Mike McDole

Other Attendees: Stephanie Sisneros and Nell Guzman, Destination Maui, Inc.; Josh Berkeley, Site Manager; and Carol Simmons, Recording Secretary

I. DECLARATION OF QUORUM

A quorum was declared with seven Directors present either in person or by telephone.

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 on July 5, 2017, and it was posted on property in compliance with Hawaii State Law.

IV. APPROVAL OF MINUTES

The following correction to the Minutes of the May 5, 2017, Board Meeting was noted:

1. Under the Managing Agent's Report, "There are no units over 60 days delinquent" will be changed to: "There is one unit over 60 days delinquent."

MOTION: To accept the Minutes of the May 5, 2017, Board of Directors' Meeting, as corrected.

Luckado / Waite Unanimous Approval

VI. TREASURER'S REPORT

Treasurer O'Connell updated the Board on the financial status of the Association in an email report. The Reserves are currently funded at the 80% level.

The Treasurer noted that the budget cycle is nearing; he asked Board members to notify him of any new projects proposed for 2018.

VII. SITE MANAGER' REPORT

Mr. Berkeley presented a written report, updating the Board on Island Plant landscaping activities; Building and Project Maintenance; and Office, Administration and Incident Reports.

He noted that the air conditioning in the lounge and fitness room was replaced, and it is working very well.

The August 1, 2017, deadline for compliance of allowed vehicles per unit has passed. There is one remaining violation; the owner was sent notice, and fines will be issued if the violation of the House Rules is not resolved.

The Association's pressure washing project remains on schedule, and air conditioner drain line cleaning continues to move forward, with half of the buildings on the property completed so far.

Mr. Berkeley obtained an LED parking lot light to install as a test. If it works, installing LED lights can save the Association money on replacement bulbs and electricity.

Landscaping on the property looks good. Currently, the grass is being aerated and the monkey pod trees trimmed. He reported that there was a spike in irrigation water usage in June and July; the Island Plant staff searched for and repaired leaks, and irrigation run times were reviewed and adjusted.

Mr. Berkeley answered questions the Board had.

VIII. MANAGING AGENT'S REPORT

Ms. Guzman presented the Board with a written report dated August 4, 2017. There is one unit over 60 days delinquent; DMI is working to resolve the delinquent account.

The first 25% payment was sent to the contractor for the asphalt/sealing project. DMI also provided information to the Treasurer on earthquake insurance, sought pest control proposals and spoke with Spectrum regarding owners' cable television boxes.

Ms. Guzman will begin working on the 2018 Budget with the Treasurer soon. The President explained the budget preparation process.

IX. PRESIDENT'S REPORT

The President will comment on Association business as the Meeting progresses.

X. OLD BUSINESS

A. New Webmaster

Vice President Weikum said the Board is looking for a new Webmaster to host and redo the Association's website. Board members offered input on the desired website structure and options.

MOTION: To authorize Directors Weikum, Luckado or McDole to conduct research, with the goal of building a website and securing hosting services for a fee not to exceed \$40 per month.

A Motion was duly made, seconded and passed by a unanimous voice vote.

B. Asphalt

Sonny Vick Paving Inc. will be on-property August 16, 2017, to complete all parking stall repairs for oil stains. Notices were distributed to all units. Project logistics were discussed. Destination Maui Inc. will bill owners for damages due to vehicle leaks.

The resealing of the parking lots will take place on September 11-14, 2017, and crews will return Sept. 18-22 to conduct the restriping and renumbering of the lots. Owners will receive reminder notices. The Site Manager has arranged street parking along Kalai Waa Street during the resealing project.

C. Recycling Centers

The Board, at its last meeting, discussed the possibility of creating more recycling centers on the property. Board members will continue to seek input from owners, as well as evaluate the impact of adding \$4,000 to the budget for trash collection.

D. Home Inspections

The Site Manager obtained three bids from home inspection companies; prices were reviewed. Electrical and plumbing will be inspected in units to address any potential hazards. The Association's insurance company recommends inspections to help prevent rate increases. Ms. Guzman referenced the Resolution the Board passed concerning inspection of high-risk components in units, noting that the Board can require inspection, replacement and repair of these components at specific time intervals.

A contractor Mr. Berkeley recommends, Paul Scalici, can make arrangements with owners, conduct the inspections, provide reports for each unit and bill the owners. Owners can also hire their own plumbing/electrical contractors and provide inspection reports to the Board.

Information will be included in the next newsletter.

E. Enforcing the Smoking Policy

The smoking policy includes a 20-foot rule for access doorways and any windows that open. The Secretary said cigarette smoke often wafts into his windows, which, as a nonsmoker, is annoying. Owners have been informed that if they want to change the rule, they should submit a proposal to the Board and seek 66% approval among ownership to pass the change.

XI. RECESS IN MEETING BUSINESS

There was a break in meeting business at 10:40 a.m. Regular business resumed at 10:45 a.m.

XII. OLD BUSINESS (Continued)

F. Sunshades

The Vice President provided the Board with information from two companies on sunshades. Various options were discussed. She will continue to gather photos and information, including pricing and how well the shades stand up to wind. The Site Manager said only one or two owners have inquired about sunshades.

G. Pest Control

The Board is dissatisfied with the Association's pest control company's performance; in October, the Board will notify the company that its contract will not be renewed.

MOTION: To accept Bowman Termite & Pest Management LLC's contract, subject to the company offering a contract for \$6,836 for the first year and \$6,136 the second year.

Waite / Weikum Unanimous Approval

XIII. NEXT MEETING DATES

The Budget Meeting is scheduled for October 17, 2017, at 10 a.m. at Destination Maui Inc.'s Wailuku Office, and the next Board of Directors' Meeting will be held on October 27, 2017, at 9 a.m. at Wailea Fairway Villas.

XIV. EXECUTIVE SESSION

The Board went into to Executive Session at 11:29 a.m. Regular Meeting business resumed at 11:34 a.m.

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XV. STAFF RAISES

MOTION: That the Board approves raises for Brian and Bill, both to receive \$1 more per hour, beginning August 1, 2017.

Weikum / Waite Unanimous Approval

XVI. EXECUTIVE SESSION (Continued)

The Board adjourned to Executive Session at 11:43 a.m.

Respectfully submitted,

Louise Rockett,
Transcriptionist

Approved by the Board of Directors October 27, 2017