

Association of Apartment Owners
Wailea Fairway Villas
Board of Directors' Meeting Minutes
April 6, 2018

Board Members Present: Tara Weikum, President; Mike Luckado, Vice President;
(In Person) Mark Waite, Secretary; Bill O'Connell, Treasurer; Dennis
Adams, Assistant Treasurer; and Director Renee Stigers

Board Members Present: Director Tom Logan
(By Telephone)

Owners Present: Kathy Kajunski (Q102), Lindy Tubby (Q201), and Thomas C.
Millhouse, (V101)

Other Attendees: Jan Beemer, Destination Maui, Inc.; Josh Berkeley, Site
Manager; and Deidre Ruiz-Rockett, Recording Secretary

I. DECLARATION OF QUORUM

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

II. CALL TO ORDER

President Tara Weikum called the Wailea Fairway Villas Association of Apartment Owners Board of Directors' Meeting to order at 9:14 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 March 16, 2018, and it was posted on property in compliance with Hawaii State Law.

IV. INTRODUCTIONS

Introductions were made at this time.

V. OWNERS' FORUM

An Owners' Forum was held, with the following topics discussed: 1) Opportunities for owners to offer input when the Board proposes changes to the House Rules; 2) Requests by owners for sunshades and approved options; and 3) Researching the addition of charging stations for electric cars, carports and solar.

VI. APPROVAL OF MINUTES

MOTION: To approve the Minutes of the January 19, 2018, Board of Directors' Meeting, as presented.

Luckado / O'Connell Unanimous Approval

VII. TREASURER'S REPORT

Treasurer O'Connell updated the Board on the financial status of the Association as of February 28, 2018. The Reserves are currently funded at about \$1.5 million.

For the first two months of the year, revenues exceeded expenses by about \$18,000, with four expense categories under budget, including: repairs and maintenance, electric, sewer and water. Utility expenses remain unpredictable going forward.

VIII. SITE MANAGER' REPORT

Mr. Berkeley updated the Board on Association activities and projects since the January Meeting.

Landscaping irrigation usage continues to be in order, and the Association's annual water usage goal is well on track. The Association's last three water bills have been the lowest since 2014.

The Landscape Committee completed its annual assessment of the property in March, and Island Plant has been working on the panel's task list. Mr. Berkeley has a meeting scheduled for next week with the owner of Island Plant to plan the landscape restoration project along Kalai Waa Street. The idea is to remove the firecracker hedge and replace with something eye pleasing that is low-maintenance, fill in the oleander plants and conduct a test planting.

An owner had concerns about safety and requested that a coconut palm at the corner of the U Building be removed. The owner also asked the Board to consider trimming the coconut palms three times a year instead of twice. Mr. Berkeley obtained quotes for the Board's review.

Mr. Berkeley has been in contact with Maui Electric Co. to paint the Association green transformer boxes. MECO workers plan to paint the boxes in the short term. The staff is currently painting the dumpster enclosures.

The concrete repair at P Building was completed in February, and the Association's pressure washing schedule is on track.

A water clamp in the poolroom failed. As a result, water leaked into Mr. Berkeley's office. The water was cleaned up quickly, but some moulding needs to be replaced. A restoration contractor will visit the property by Monday to inspect the kitchen area for mold. In addition, a roofing company has been engaged to investigate water intrusion into an upstairs unit after the recent heavy rainstorms.

There have been three water heater leaks since the January Meeting; two were substantial and caused damage to neighboring units.

He concluded by noting that owners have received copies of the revised House Rules.

IX. MANAGING AGENT'S REPORT

Ms. Beemer said the status of delinquencies and legal matters will be discussed in Executive Session. She said she enjoys working with the new Board members; Association business is being managed effectively.

X. PRESIDENT'S REPORT

The President thanked Ms. Beemer for her hard work and welcomed new Directors Adams and Stigers.

XI. OLD BUSINESS

A. Sunshades

The President continues to conduct research on sunshade options; an update will be provided at the next Meeting.

B. Spectrum Contract

An email blast was sent to owners about the Spectrum Contract. Board members recommend posting notices around the property to inform owners as well.

C. Managing Agent Reports

The Board asked Destination Maui, Inc. to provide quarterly Managing Agent Reports.

XII. NEW BUSINESS

A. Landscape Review

The President said the landscape inspection found that the property is in good condition. The shrubs facing the street are an area to be improved. Island Plant has been asked to look at a number of small areas.

B. Disconnecting the Landline and Teleconference Substitute

The Secretary said the Board could continue with free conference calling by using a laptop with access to the Association's Wi-Fi. Phone apps and other options are available.

C. No Smoking Amendment

The Board received a draft "No Smoking" Amendment from the Association's attorney. The Treasurer said facets of the Amendment for the Board's consideration might include Medical Marijuana, electronic smoking devices, use of other kinds of smoking paraphernalia and

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designated smoking areas. He provided background information from the attorney.

MOTION: To accept the text of the proposed No Smoking Amendment to the Association's Bylaws and the Written Consent Ballot, as drafted, and submit to the owners for a vote.

Waite / Stigers Unanimous Approval

D. Atlas Insurance Contract

MOTION: To authorize the President, Treasurer and Vice President to approve the new contract with Atlas Insurance; unless, with the new contract, there is an increase of ten percent or more.

Waite / Adams Unanimous Approval

XIII. NEXT MEETING DATES

The next Board of Directors' Meeting will be held on July 13, 2017, at 9 a.m. at Wailea Fairway Villas.

XIV. EXECUTIVE SESSION

The Board moved to Executive Session at 10:08 a.m.

Respectfully submitted,

Louise Rockett,
Transcriptionist