

Association of Apartment Owners
Wailea Fairway Villas
Board of Directors' Meeting Minutes
July 13, 2018

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

Board Members Present: (By Telephone) Bill O'Connell, Treasurer; Dennis Adams, Assistant Treasurer;

Board Member Absent: Director Tom Logan

Owners Present: Sid Kirkland, W101; Connie and Michael Hunt, Q101; John Moore, W102; and Thomas C. Millhouse, V101

Other Attendees: Cole Glover, Destination Maui, Inc.; Josh Berkeley, Site Manager; Aloha Waste Representatives, Stacy and Mahina; Owner Sky Shades; and Carol Simmons, Recording Secretary

I. DECLARATION OF QUORUM

A quorum was declared with six 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 a.m. The meeting was held at Wailea Fairway Villas, Wailea, Maui, Hawaii.

III. INTRODUCTIONS

Introductions were made at this time.

IV. OWNERS' FORUM

There was an Owners' Forum, and the following topics were discussed: 1) Board communication questions and transparency amongst the Board; 2) Owners with disputes should put it in writing, forward to Mr. Glover at DMI, and he will distribute to the Board; 3) Board Meeting Notification procedures as required by Hawaii State Law; and 4) View plane blocked by growth of vegetation, with request by owner made to remove palms at his cost. Mr. Kirkland distributed a letter to the Board about his questions about the installation of awnings on lanais. It was dated May 11, 2018. He considered the potential installation an exterior change to the building, and a vote of homeowners may be necessary. Further discussion was deferred to Executive.

V. PROOF OF NOTICE

It was certified Notice of Meeting was sent in accordance with the Association governing

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documents on June 25, 2018, and it was posted on property in compliance with Hawaii State Law.

VI. APPROVAL OF MINUTES

Directors considered approval of the April 6, 2018, Board of Directors' Meeting, and a correction was noted: Under owners present, add the name of Thomas C. Millhouse, V101.

MOTION: To approve the Minutes of the April 6, 2018, Board of Directors' Meeting as corrected.

Waite / Luckado Unanimous Approval

VII. TREASURER'S REPORT

Treasurer O'Connell updated the Board on the financial status of the Association for the first five months of the year. The Association is in good financial health. Revenues exceeded expenses by about \$28,000. He explained the reasons for the variance in expenses as compared to the previous year. The cash level of \$355,000 is strong. The Reserve level is healthy as well.

VIII. SITE MANAGER' REPORT

Mr. Berkeley updated the Board on Association activities and projects since the previous Board Meeting: 1) Irrigation system repairs, with regulator replacement correcting the problem; 2) Irrigation usage on track, with higher water usage bills anticipated over the next few months due to dry weather in the summer months; 3) Plans for roadside landscape restoration project underway; 4) Removal of 15 Traveler Palms; 5) Solicitation of bids to remove Monkey Pods anticipated; 6) Reserve funds set aside in the amount of \$80,000 for landscape restoration; 7) Purchase and installation of water alarms in 117 of 118 units; 8) Roof repairs made in Building J, Q and the pool house; 9) Unit C201 air conditioning and refrigerator repairs; 10) Golf ball damages to solar panel set for repair; 11) General maintenance including concrete repair, dumpster enclosure repairs, painting, replacement of carwash station by W Building, palm tree removals, side walk treatment for algae and pressure washing; 12) Enforcement of House Rules, including non-guest usage of the pool, violation of pet leash rules and verbal altercations between residents; 13) Water damage repairs; and 14) Tracking compliance with owner's requirement to obtain HO6 coverage.

IX. ALOHA WASTE PRESENTATION

Representatives from Aloha Waste were introduced. Aloha Waste has been consulting with Wailea Fairway Villas about providing waste disposal services for our Association. Stacy and Mahina provided background information about the expertise and qualifications of Aloha Waste on the continental U.S. and in the islands. He outlined the services they provide along with the costs.

Contracting with Aloha Waste, Mr. Berkeley said, will save the Association about \$9,000 per year.

Stacy answered questions the Board had. Aloha Waste is growing, and Stacy outlined plans for the future of his successful business across the state.

X. MANAGING AGENT'S REPORT

Mr. Glover introduced himself. He is the new Account Executive representing Wailea Fairway Villas at DMI. He outlined his qualifications and experience. Mr. Glover provided his contact information; he is available to answer questions the Board and owners have. The goal of DMI is to offer excellent services to the Wailea Fairway Villas homeowners.

XI. SKY SHADES HAWAII

The owner of Sky Shades Hawaii was introduced. The Board has been consulting with Sky Shades about providing Sun Shades for the owners on the lanais.

The Sunshades were approved at the October Board Meeting. The next step is to include language in the governing documents to give owners direction.

The owner of Sky Shades provided background information about his company, its experience and qualifications. He described the quality products Sky Shades offers and the benefits to the homeowners. He explained how it operates, colors available and costs. He answered questions the Board and owners had.

XII. PRESIDENT'S REPORT

The President noted that the Board is working with Mr. Glover to address projects in the loop, like the Spectrum installation of digital cable service. She recognized Mr. Berkeley for his efforts on the beautification of the landscaping.

XIII. OLD BUSINESS

A. No Smoking Policy

Mr. Glover reported that DMI recently email blasted the owners with information about the proposed No Smoking Ballot. The deadline to vote is one year. DMI is going to work with the Board to assist in the balloting process, so that owners are aware of the proposal. In order to pass the amendment, two-thirds of the owners have to approve the ballot. Mr. Glover noted that 35% of the owners have voted yes and 14% have voted no.

Communication with the owners is important. Owners will be encouraged to vote on the ballot. In order to send emails to owners, the homeowners must sign a written consent form. Emailing is a better form of communicating expeditiously with the owners. Owners should inform DMI of changes in their contact information.

B. Disconnection of Landline

Mr. Glover explained the reasons for the delay in the disconnection of the Hawaiian Tel

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landline. He is working with the Hawaiian Tel representative to resolve the situation. He will continue to follow up.

XIV. NEW BUSINESS

A. Contract Reviews

The President deferred contract review to Executive Session.

B. Electric Vehicle Charging Stations

The installation of electric vehicle charging stations is an expensive endeavor. There are different levels of charging, including Level I, Level II and a DCF Charger. The impact on the Association, Director Luckado said, is on the potential loss of parking spaces. The costs range from \$3,000 to \$60,000. The installation can be pricey as well, and there are questions about where in the parking lot the stations would be located. Its complicated with the number of alternatives available and legal review might be required as well.

XV. NEXT MEETING DATE

The next Board of Directors' Meeting will be held on November 9, 2018, 9 a.m.

XVI. EXECUTIVE SESSION

The Board moved to Executive Session at 10:55 a.m.

Louise Rockett,
Transcriptionist