

Association of Apartment Owners of Wailea Fairway Villas  
Annual Owners Meeting Minutes  
March 10, 2018

Board Members Present: Edy Salenger, President; Tara Weikum, Vice President; William O'Connell, Treasurer; Mark Waite, Secretary; and Directors Mike McDole, Tom Logan and Mike Luckado

Other Attendees: Jan Beemer, Bert Sugimoto and Todd Tuttle, Destination Maui, Inc.; Josh Berkeley, Site Manager; Brian Heffernan, Maintenance Assistance; and Carol Simmons, Recording Secretary

I. DECLARATION OF QUORUM

Without a quorum present, at this time, only unofficial business could be conducted.

II. PROOF OF NOTICE

It was certified Notice of Meeting was sent to all owners of record on January 9, 2018, in accordance with the Association governing documents, and it was posted on property in compliance with Hawaii State Law.

III. CALL TO ORDER

Waiting for other owners to join the meeting, President Edy Salenger unofficially opened the Association of Apartment Owners of Wailea Fairway Villas Annual Owners Meeting at 9:20 a.m. The Meeting was held at the Wailea Fairway Villas, Wailea, Maui, Hawaii.

IV. MEETING RULES OF CONDUCT

The President announced meeting business would be conducted according to Roberts Rules of Order, Newly Revised. A copy of the customary meeting rules was distributed to owners at registration and were briefly reviewed.

V. INTRODUCTIONS

Introductions were made at this time.

The President acknowledged Social Committee members, Joan, Mary and Cathy.

VI. PRESIDENT'S REPORT

President Salenger reported on highlights from the past year, including: 1) Insurance deductible increased from \$5,000 to \$10,000, in response to the many water leaks that occurred; 2) Discovery that many water leaks originated from the air conditioning drain lines, and regular program of inspection and maintenance initiated; 3) New Pest Control Company hired, Bowman Termite and Pest Management; 4) Ongoing exploration of options for lanai shades by Director Weikum; 5) Coqui frogs discovered and two removed from property; 6) Passing of former Site Manager, Sam Schreiner, who donated many books to the expanded Association library; 7) New website launched by Tara Weikum; and 8) New energy efficient

LED lights installed in the parking lot.

Mr. Berkeley completed of CERT Training, Community Emergency Response Team. Other CERT trained volunteers at Wailea Fairway Villas are Director Mike Luckado and President Edy Salenger. The CERT-trained volunteers are available when a disaster occurs before the emergency personnel arrive, providing first aid and other emergency services.

#### VII. TREASURER'S REPORT

Treasurer O'Connell reported that the Association is in sound financial condition.

There was no increase in Maintenance Fees in 2017, and there is a 2% increase in 2018.

Expenses exceeded revenues by about \$13,000. The reasons why there was an Operating loss were attributed to water and sewer. Treasurer O'Connell recommended owners conserve on water usage as much as possible; water, he said, is a precious resource.

The Balance Sheet for the year ending December 31, 2017, was reviewed, as follows: Cash and Cash Equivalents, \$330,651; Due from Reserves, \$39,329; Reserve Fund, \$1,455,000. The Reserves are funded at the 72% level.

In 2019, there will be major contract negotiations, including the landscape contract, refuse removal and insurance premiums.

The Association oversees the rental of one unit. On a net basis, the Association made about \$15,000 per year on that unit. At some point, the bank will foreclose on that unit.

The Treasurer answered questions the owners had.

#### VIII. SITE MANAGER'S REPORT

Mr. Berkeley recognized the staff at Wailea Fairway Villas for their hard work and dedication. He further acknowledged Brian Heffernan, Maintenance Assistance, for his diplomatic and professional skills.

He updated the owners on activities and projects the past year: 1) Parking lots resealed in September; 2) Replacement of parking lot lights with LED lamps in December; 3) Ongoing conversion of lights to LED property-wide; 4) Gym and lounge air conditioning units replaced; 5) Focus on disaster preparation; 6) Completion of CERT training course; 7) Purchase of satellite phone for office for emergency communications; 8) Services of new pest control company engaged, with service provided the last Thursday every month; and 9) Invasive coqui frog removed.

There were water damage issues experienced resulting from leaks in the water heaters. Mr. Berkeley urged owners to replace old and expired water heaters and to inspect the water heater cabinets. Additionally, he recommended owners purchase water detector alarms at a low cost of \$20.

Leaks have also been experienced in the air conditioning drainage lines. Mr. Berkeley

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suggested owners contact the air conditioning service company to inspect and repair, if necessary. Owners using their air conditioners 24/7 should have their equipment inspected two times per year.

Mr. Berkeley urged owners to inspect their critical unit plumbing and electrical components for leaks and electrical hazards. An inspector is Paul Scalici (808-283-4413). This information is available on the Association website and in the newsletter.

Mr. Berkeley recognized the Board for their support and service to the Association.

IX. RECESS

The meeting recessed at 10 a.m.

X. DECLARATION OF QUORUM

With a quorum present, President Salenger officially called the meeting to order at 10:25 a.m.

XI. APPROVAL OF MINUTES

The Minutes of the March 18, 2017, Annual Owners Meeting were included with the information distributed to owners at registration. With no objections voiced, the reading of the Minutes of the 2017 Annual Owners Meeting was waived.

MOTION: To approve the Minutes of the March 18, 2017, Annual Owners Meeting as presented.

Dennis Adams / Gary Salenger

Unanimous Approval

XII. MANAGING AGENT'S REPORT

Jan Beemer was introduced. She outlined the administrative responsibilities of the Managing Agent. She recognized the talented Board for their cooperative spirit and professionalism. Additionally, she acknowledged Mr. Berkeley for his dedication and hard work.

She reported that the parking lot lamps were retrofitted to LED. This will save the Association about \$800 per month.

Owners need to provide proof of HO6 homeowner insurance coverage to Mr. Berkeley.

XIV. ELECTION OF DIRECTORS

A seven-member Board of Directors governs the Association. There are two vacancies on the Board for three-year terms. The terms of Directors McDole and Salenger are expiring. The following owners have expressed an interest in serving on the Board, and their names have been placed on the ballot, as follows: Renee Stigers and Dennis Adams. With no objections voiced, Renee Stigers and Dennis Adams were duly nominated. The President

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called for nominations from the floor. With no further nominations, the President declared nominations closed.

Dennis Adams introduced himself. Renee Stigers was not able to attend the meeting; however, she sent a letter of introduction that was included with the information distributed to owners at registration. Mr. Berkeley read her letter.

MOTION: To elect Renee Stigers and Dennis Adams to serve on the Board of Directors for three-year terms by acclamation.

Gary Salenger / Connie Atwood Unanimous Approval

XV. NEW BUSINESS

A. Cable Service

Spectrum merged with Oceanic Time Warner last year. Director O'Connell explained the impact of the merger on cable services and the differences in services, including an offer for a new bulk package. Negotiations are ongoing. Once negotiations are finalized, owners will be informed and need to go to the Spectrum Office at Maui Lani to receive a cable box and contract their own individual deal.

B. Website

Director Weikum reported a new Website was launched. The address is waileavillas.org. The content is basically similar. There is an Owners' Corner, password protected. Instructions on access were given. The newsletter is posted on the pages, and it functions as a Blog. There is one email address posted for owners to correspond with the Board. Owners were urged to provide Destination Maui with their current email contact information.

The Next Door website is a secondary resource for owners. Vendor lists are available as well as a "bulletin board".

C. Lanai Shades

Owners are being offered the opportunity to install lanai shades. Once the specifications on style and model, etc. have been finalized, by request, owners will be provided this information, including options.

XVI. ANNUAL RESOLUTIONS

MOTION: To destroy all proxies and ballots after 30 days.

A Motion was duly made, seconded and approved by unanimous voice consent.

MOTION: Be it Resolved, that any excess of membership income over membership expenses for the year ending December 31, 2018, shall be applied against

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the subsequent tax year member assessments as provided by Internal Revenue Service Ruling 70-604.

Dennis Adams / Bill King      Unanimous Approval

The Association does not have earthquake insurance due to the high cost, risk calculation and the deductible. The Association is not in a FEMA-designated Flood Hazard Zone and does not carry Flood Insurance coverage.

XVII. NEXT ANNUAL MEETING DATE

The next Annual Owners Meeting was scheduled for March 9, 2019, at 9 a.m.

XVIII. ADJOURNMENT

There being no further business, the meeting adjourned at 11 a.m.

Louise Rockett  
Transcriptionist

Association of Apartment Owners of Wailea Fairway Villas  
Organizational Board of Directors' Meeting Minutes  
March 10, 2018

Board Members Present: Mike Luckado, William O'Connell, Tom Logan, Mark Waite, Tara Weikum and Dennis Adams

Board Member Present: Renee Stigers  
(By Telephone)

Other Attendees: Jan Beemer, Destination Maui, Inc.; Josh Berkeley, Site Manager; and Carol Simmons, Recording Secretary

I. DECLARATION OF QUORUM

A quorum was declared with seven Directors present.

II. CALL TO ORDER

The Organizational Board of Directors' Meeting of the Association of Apartment Owners of Wailea Fairway Villas was called to order at 11:10 a.m. The Meeting was held at the Wailea Fairway Villas, Wailea, Maui, Hawaii.

III. ELECTION OF OFFICERS

The following Directors were duly elected by acclamation to serve as Officers: Tara Weikum, President; Mike Luckado, Vice President; Mark Waite, Secretary; and Bill O'Connell, Treasurer. Dennis Adams was appointed to serve as Assistant Treasurer.

IV. NEXT MEETING DATE

The next Board of Directors' Meeting will be held on April 6, 2018, at 9 a.m.

The major agenda item will be discussion about a Resolution to designate Wailea Fairway Villas Smoke Free. Other agenda items were briefly discussed: 1) Association purchase water sensor alarms; 2) Measures to take to save on water usage; and 3) Telephone conference calls for Board Meetings.

V. ADJOURNMENT

There being no further business, the meeting adjourned at 11:15 a.m.

Respectfully,  
Louise Rockett  
Transcriptionist