

Association of Apartment Owners
Wailea Fairway Villas
Special Board of Directors' Meeting Minutes
December 2, 2019

Board Members Present: Tara Weikum, President; Dennis Adams, Treasurer;
(In Person) and Director Kristi Dunning

Board Members Present: Mike Luckado, Vice President; Directors Mark Waite and Tom
(By Telephone) Logan

Board Member Absent: Renee Stigers, Secretary

Other Attendees: Steven Berger, Site Manager; Jacquelyn Phillips, Destination
Maui; and Carol Simmons, Recording Secretary

I. DECLARATION OF QUORUM

There was a roll call, and 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 1:01 p.m. The meeting was held at Wailea Fairway Villas, Wailea, Maui, Hawaii.

III. PROOF OF NOTICE

It was certified Notice of the Special Meeting was emailed in accordance with the Association governing documents on November 27, 2019, and it was posted on property in compliance with Hawaii State Law.

IV. SPECIAL MEETING BUSINESS

The Special Meeting was called to review the Revised House Rules. All Owners received a copy of the proposed changes in October 2019, with feedback requested. The Board reviewed comments from the owners.

One owner suggested adding a definition to the Definition Section at the beginning of the House Rules for the Maintenance Technician, as follows: "The Maintenance Technician" is an employee of the Association, whose responsibility is to perform duties as directed by the Site Manager and the Board of Directors."

Another owner suggested a change to House Rule 2.10, as follows: "Immediate family means the spouse, domestic partner, parents, children and minor children and grandchildren of an Owner or Tenant."

It was proposed to add to Rule 5.5: "The Owner must provide the Association a copy of the lease."

Revisions to Rule 8.4 were proposed, as follows: "A child under the age of 13 should be accompanied by an adult when using the pool or spa unless the child is a competent swimmer. A child's parent or guardian shall be responsible for determining if the child is a competent swimmer. A minor under the age of sixteen (16) years old may use the Fitness Center when accompanied and supervised by an adult Registered Occupant.

House Rule 8.6 was deleted and subsequent rules in section 8 were renumbered accordingly.

Revisions to Rule 9.11 were proposed, as follows: "No Impeding Access. No vehicle shall be parked in a manner or place that impedes or prevents ready access to any sidewalks, or entrance to, or exit from the Project by another vehicle. No vehicle or bicycle shall be left unattended or parked in driveways, roadways or other areas other than the designated parking stalls."

Changes to House Rule 12.10 were proposed, as follows: "No Awnings or other projections, aside from lanai shades approved by the Board of Directors, shall be attached to any lanai or outside wall of any building or the exterior of any door. No garland or lights may be hung from the lanai ceiling or walls, except during holidays.

Changes to House Rule 20.5 Vehicle Registration were proposed, as follows: Owners and Tenants shall complete and file with the Site Manager prior to or concurrently with the commencement of any occupancy of an Apartment, a form containing the name of the registered owner, automobile model, color, make and license number of each vehicle, operated by an Occupant of the Apartment that will use the Project parking lot. Parking decals may be issued and if they are, the decal must be affixed to the right side of the bumper and displayed when parked in the Project overnight. Guests shall similarly file and display a temporary permit (hang tag) if their vehicle will be parked overnight for two (2) or more consecutive nights. Owners or other Occupants wishing to store bicycles in the parking lot racks shall register the bicycles with the Site Manager, and obtain and display on bicycle a parking decal."

MOTION: To adopt the Revised House Rules with additional amendments as presented, effective January 1, 2020. Further, the Revised House Rules will be provided to all Owners.

Dunning / Waite Unanimous Approval

V. ADJOURNMENT

The meeting adjourned at 1:12 p.m.

Louise Rockett,
Transcriptionist