

**ASSOCIATION OF APARTMENT OWNERS OF
WAILEA FAIRWAY VILLAS
BOARD OF DIRECTORS MEETING
Friday, January 10, 2020**

DIRECTORS PRESENT: Tara Weikum, President; Dennis Adams, Treasurer; Mark Waite, Kristi Dunning, and Tom Logan, Directors.

Secretary Renee Stigers joined the meeting after Executive Session at 1:26 p.m. via teleconference.

DIRECTORS ABSENT: Michael Luckado, Vice President.

OTHER ATTENDEES: Steven Berger Site Manager; Jacquelyn Phillips, Management Executive, Destination Maui, Inc.; Ladini Conder, Recording Secretary, Aloha Office Services.

OWNERS PRESENT: Peter Tourin, J202; Karen Frangipane, W201; Nancy Tripp, N102; Davy Schiest, K102; Michael Hunt, Q101; Al Chiarella, H202; David Schiesser, K102.

CALL TO ORDER

President Weikum called the Board of Directors Meeting of the Association of Apartment Owners of Wailea Fairway Villas to order at 9:03 a.m. The meeting was held in the Recreation Room at Wailea Fairway Villas, Maui, Hawaii.

CERTIFICATION OF MAILING

It was certified that Notice of Meeting was sent in accordance with the Association governing documents and it was posted on property in compliance with Hawaii State Law.

DETERMINATION OF QUORUM

A quorum was established with five (5) of seven (7) Directors present in person or by teleconference.

APPROVAL OF AGENDA

Motion: *To approve the Agenda for the Board of Directors Meeting, as presented. (Weikum/Dunning)*

CARRIED unanimously.

APPROVAL OF MINUTES

Motion: *To approve the minutes the Special Board of Directors Meeting dated September 9, 2019, as presented. (Adams/Waite)*

CARRIED unanimously.

Motion: *To approve the minutes of the Board of Directors Meeting dated November 1, 2019 as presented. (Dunning/Waite)*

CARRIED unanimously.

Motion: *To approve the minutes of the Special Board of Directors Meeting dated December 2, 2019 as presented. (Adams/Waite)*

CARRIED unanimously.

OFFICER'S REPORTS

President's Report

President Weikum presented her report and highlighted the following:

- **New Site Manager:** President Weikum recognized Steven Berger, the new Site Manager for the last three months, for his efforts completing the pool project.
- **Palm Replacement:** The replacement of the palm tree near the bridge is underway.
- **House Rules:** The House Rules were revised and updated.

Treasurer's Report

Treasurer Adams presented his report. He reviewed the financial statements for the period ending November 30, 2019. Water expenditures were over budget due to a very dry season. In addition, total repairs and maintenance expenses were overbudget due to plumbing issues. The Replacement Reserve Fund is adequately funded at the present time at 83%.

Site Manager's Report

Mr. Berger presented his report and highlighted the following:

- The pool project was successfully completed, despite many challenges.
- Tree trimming is underway.
- The newly revised House Rules commence January 1, 2020.
- He encouraged owners to download the HOA Messenger app. It has proven to be a useful communication tool between owners and the Site Manger.

Managing Agent's Report

Managing Agent Phillips presented her report. Preparations for the upcoming Annual Meeting are in progress.

Landscaping Committee Report

Kristi Dunning presented the Landscape Committee Report. The following significant items were noted:

- Two (2) bids for Rhaps Palm removal are being solicited.
- Committee to review pool beautification.
- Pool Palm trimming to be assessed.

OLD BUSINESS

Feedback on Owners Forum Questions from Previous Meeting/s

Feedback was provided on the topic of frequent cleaning of trash enclosures. This will be carried out on a regular basis by the Maintenance Technician when he returns to work from his sick leave.

Update on Proposed Solution for Trash Enclosures

Mr. Berger reported that he is seeking suitable solutions for the enclosures and he intends to request input from the Wailea Fairway Villas' current rubbish waste company. He reviewed Ekolu Village's enclosures and noted their aesthetic appeal. He presented photographs of Ekolu's trash enclosures for Board consideration.

NEW BUSINESS

Pool Heater

Motion: *To replace the original heater for the pool with the associated electrical work for an amount not to exceed \$5,000. (Waite/Logan)*

CARRIED unanimously.

Clarification on Access to Units

After discussion, the Board decided that the key on file with the Site Manager is restricted for emergency access only and is not for general access. Should an Owner be locked out of their unit during office hours they can ask the Site Manager for assistance. However, if the lock out occurs after hours, a locksmith will need to be called.

Discussion on Plan for Raphis Palm and Water Shut off Valve

Kristi Dunning presented an update on the plan for the Raphis Palm and Water Shut off valve project. The Rhaps Palms and Water Shut-Off valves were assessed in every box and every building.

The matter warrants further follow-up and research and will be further addressed at a future Board meeting.

Discussion on Plan for Dryer Vent Cleaning and Duct Replacement project

The initial cost estimate to replace the dryer vent ducting in 59 units is \$41,000. The Board will seek additional estimates.

Mr. Berger will develop a schedule for vent cleaning and owners will be notified that access to their unit will be required.

Discussion on Painting, Carpet Replacement etc. and Documents Required

The Board reviewed the following forms:

1. Owner Agreement & Rules for Construction and Remodeling
2. Contractor Rules and Regulations

3. Request to Modify

The Board will continue to review these documents.

Discussion on Video Doorbells

Kristi Dunning recused herself from discussion on this matter because of her own video doorbell submission.

Motion: *To allow the installation of video doorbells with prior approval from the Board of Directors. (Adams/Logan)*

Motion **CARRIED**.
Abstained: Dunning

Discussion on Electric Car Chargers

Mr. Peter Tourin, J202 presented his request for the Board to consider the installation of an electric car charging station.

After discussion, the Board decided that due to the complexity of potential smart charging solutions additional research is required. The Board directed Mr. Berger and Ms. Phillips to reach out to similar projects and see how they have addressed this matter. In addition, the Wailea Community Association will be contacted for their input.

Discussion on Hard Surface Flooring Requirements

President Weikum stated that the Board approved a resolution in 2011 that stated that where carpet was removed on the 2nd floor and replaced with tile, Laticrete or similar soundproofing must be used. Subsequently, the Board received requests about options for soundproofing other than Laticrete.

Another LVP product called Luxwood comes with soundproofing underlayment already installed. The soundproofing specifications are: Luxwood STC (sound transmission class) of 63db, an IIC (Impact Insulation Class) of 65 db; and Laticrete STC of 54 db, an IIC of 44 db.

Based on this information, the soundproofing specs for Luxwood are much improved upon Laticrete. Owners would still be required to submit a request for modification where they would have to provide information on the materials they intend to use and obtain approval from the Site Manager.

Motion: *To direct the Association Attorney to draft a resolution that specifies the minimum sound proofing requirements for Laticrete tile as well as for vinyl plank flooring. Furthermore, the resolution will include language stating that non-compliance will require removal of the flooring. This resolution applies to second floor, two-bedroom units when removing existing carpet. (Adams/Dunning)*

CARRIED unanimously.

Discussion on Possibility of Installing Notice Boards

The Board discussed installing notice boards next to the mailboxes and decided not to pursue.

MEETING DATES

- Annual Meeting: Saturday, March 28, 2020 at 9:00 a.m. HST.

EXECUTIVE SESSION

Motion: *To recess to Executive Session at 11:16 a.m. to discuss legal, contractual, and personnel matters. (Dunning/Waite)*

CARRIED unanimously.

Motion: *To adjourned Executive Session and reconvene to regular session at 1:27 p.m. (Dunning/Logan)*

CARRIED unanimously.

Secretary Renee Stigers joined the meeting after Executive Session at 1:26 p.m. via teleconference.

ACTIONS FROM EXECUTIVE SESSION

Destination Maui Inc. Management Contract

Motion: *To authorize the Board President and Treasurer to negotiate a fiscal agreement with Destination Maui Inc. commencing February 1, 2020. (Dunning/Waite)*

CARRIED unanimously.

ADJOURNMENT

The meeting was adjourned at 1:30 p.m. by unanimous consent.

Respectfully submitted,

Ladini Conder
Aloha Office Services
Recording Secretary