

**ASSOCIATION OF APARTMENT OWNERS OF
WAILEA FAIRWAY VILLAS
BOARD OF DIRECTORS MEETING
Friday, February 12, 2021**

DIRECTORS PRESENT: Dennis Adams, President; Edy Salenger, Vice President; Renee Stigers, Secretary; Tim Engberg, Treasurer; Rick Duguay, Kristi Dunning, L.A. Bannowsky, Directors.

OTHER ATTENDEES: Steven Berger, Site Manager.

OWNERS PRESENT: Katherine and Rich Young, R102; Nancy Tripp, N102; Jeff and Kim Henry, A201; John Moore, W102; K201, Margo Shenabaga; L202, Thomas Ruschell; V102, Ana and Hector Sanchez.

CALL TO ORDER:

Mr. Adams called the Board of Directors Meeting of the Association of Apartment Owners of Wailea Fairway Villas to order at 9:09 a.m. via Zoom. A quorum was established with seven (7) of seven (7) Directors present.

MEETING NOTICE:

Mr. Berger stated that Meeting Notice was emailed to Directors of record and filed in the office of the managing agent and posted on property in accordance with Chapter 514B Condominium Property Regime of the Hawaii Revised Statutes.

MEETING RULES:

The Meeting Rules of Conduct were reviewed.

APPROVAL OF MINUTES:

Motion: *To approve the Board of Directors Meeting minutes dated November 6, 2020. (Engberg/Salenger)*

CARRIED unanimously.

Motion: *To approve the Special Board of Directors Meeting minutes dated November 25, 2020. (Salenger/Engberg)*

CARRIED unanimously.

REPORTS:

President's Report

Mr. Adams provided a verbal report.

- The 2020 Annual Owners Meeting was brief due to Maui County Covid protocols but went well.
- The unit shutoff valve replacement project will be completed this year.
- We are scheduling all units to have their dryer vents cleaned/maintained.

Treasurer's Report

Mr. Adams reviewed the Association's financials as of December 31, 2020.

- Operations cash at yearend was \$320,822 which is over 3 months of operating cash.
- We have a Reserve balance of \$2,118,756 for YE. that is an 84% funding of the estimated liability of \$2,524,267. The liability was updated again this year by a McCafferey Reserve Study.
- We ended at \$1,000 below the full year's budget.
- Areas under budget were, Employee costs, insurance, professional services, and taxes.
- Areas over budget were utilities and repairs and maintenance.
- 2020 YE financials are posted on the WFV website.

Site Manager's Report

Mr. Berger presented his report. Since the November 2020 meeting, the focus has been on landscaping upgrades as follows:

- Pothos ground cover was planted in bare beds opposite Building Y.
- Purple Showers ground cover was planted in the bare areas below the bougainvillea in front of Buildings X and Y.
- Hong Kong Orchid and Olive trees were trimmed.
- The three (3) Washington Palms on the side of Building D were trimmed and the trunks cleaned.
- The tree line that borders Ekolu was trimmed.

Mr. Berger reviewed additional projects as follows:

- Rust was removed from gym equipment which was caused by Clorox spray. Equipment was painted and sealed. "Clear Gear" disinfectant replaced the Clorox.
- Maintenance on the foot bridge was done.
- The sealing of the stairs above the electrical room was closets is ongoing.
- A solution was found to retrofit the bollard lights on the pathways for which ballasts are no longer available. The retrofit bypasses the ballast and includes a new socket and a change to LED bulbs. The cost for each bollard is \$24.25. The retrofits will be done as the ballasts fail and we will therefore have a mix of fluorescent and LED bulbs, until all of the bollard lights are switched over. The retrofit will hopefully delay the replacement of the bollard lights for the next few years which is a substantial expense of \$ 116,490.00 budgeted in Reserves in 2024.
- A similar retrofit is being done with the light fixtures on the stairs of each building. The cost for the socket and LED bulb is \$14.50 for each fitting.
- A collection point for South Maui Calvary Chapel food pantry was established.

OLD BUSINESS:

2021 Water Shut Off Valve Replacement Project

Motion: *To allocate the budgeted amount in the Reserve Budget for 2021 of \$30,000 for the water shut off replacement of the 13 remaining buildings on property. (Engberg/Stigers)*

CARRIED unanimously.

Discussion on Dryer Vent Cleaning and Duct Replacement

Motion: *To allocate the budgeted amount in the Reserve Budget for 2021 of \$12,500 for dryer vent cleaning and duct repair or replacement at the discretion of the vendor and the Site Manager. (Dunning/Duguay)*

CARRIED unanimously.

NEW BUSINESS:

Sitewide Exterior Paint Study and Recommendation from HIG

Mr. Adams provided a summary of the project. An engineer from Hawaii Inspection Group reviewed our entire property to determine the need status for repainting. He determined there was not an immediate need this year but that an annual study should be completed in budgeting cycle.

Draining of the Pool

Mr Berger informed the Board of the following:

- In saline pools, stabilized chlorine is manufactured by running salt water through an electric cell. This separates the sodium and the chlorine.
- By adding cyanuric acid to the pool water, the chlorine bonds with the acid to make stabilized chlorine. The stabilized chlorine is used up however the sodium is not and stays dissolved in the pool water. When hundreds of pounds of salt are added to the pool over time i.e. from December 2019 to date, the chlorine is used up but not the sodium.
- Known as TDS (total dissolved solids) the sodium has nowhere to go as it does not get caught in the filter system of the pool and therefore “gets in the way” of the stabilized chlorine. After a period of time, the pool water becomes saturated with the sodium residual that is left in the water.
- The TDS also do not react to pool chemicals. And more importantly the TDS “blocks” the stabilized chlorine from doing its job.

- In order maintain the pool in optimal condition as it has been since December 2019, the chlorine needs to be able to move easily through the water
- Due to the fact that the pool water is near saturation point, if the pool is not drained, it will become very difficult as time goes on to maintain the pool to standard that Residents have enjoyed and expect to be maintained.
- Due to the amount of money and time that has been expended on getting the pool back to saline and the fantastic condition that so many of our Residents have enjoyed since the pool project was completed in December 2019, as well as all of the information provided, the Board will hopefully support the draining of the pool before July.
- The pool will need to be drained on annual basis going forward.

Motion: *To drain the pool based on condition that the cost does not exceed an amount of \$1,200.00. (Dunning/Salenger)*

CARRIED unanimously.

Discussion on Installation of Video Camera or Gate for Pool Equipment

Mr. Berger provided background information. After much discussion the Board decided not to pursue this.

Resolution for Deductible for Homeowners Insurance

The resolution formalizes the letter to owners dated 4/18/19 from the Board sent by DMI with the insurance deductible requirement change from \$10,000 to \$25,000.

Motion: *To adopt the resolution for a \$25,000 deductible for Homeowners' Insurance. (Salenger/Dunning)*

CARRIED unanimously.

Request from The Ridge to Trim/Remove Trees at Buildings T & U

Mr. Berger reported on the request from The Ridge to trim/remove trees at Buildings T & U. The Board discussed this at length and asked Mr Berger to get an estimate from Island Plant Company to trim/remove trees and to replace trees where removed. The Board agreed that the cost of this work would be borne by The Ridge.

Resolutions to be Updated on the Web Site

Big Mahalo to director Rick Duguay for researching and updating all of the missing Board resolutions over the past 10+ years!! Check out the resolutions tab on the WFV website.

DATE OF ANNUAL OWNERS MEETING:

The Annual Owners Meeting is scheduled for Saturday, March 20, 2021 at 9:00 a.m. HST on property.

OWNERS' FORUM:

The meeting was recessed for an Owners' Forum.

EXECUTIVE SESSION:

Motion: *To recess to Executive Session at 11:06 a.m. HST to discuss legal, contractual, and personnel matters. (Stigers/Engberg)*

CARRIED unanimously.

Note: Renee Stigers was excused from the meeting at 1:00 p.m. HST.

Motion: *To adjourn Executive Session and reconvene to regular session at 1:35 p.m. HST. (Engberg/Salenger)*

CARRIED unanimously.

RESULTS OF EXECUTIVE SESSION:

Motion: *To allocate \$10,000 from the Reserves budget, which there is \$50,000 budgeted in 2024, for landscaping replacements/restoration in conjunction with the water shutoff valve replacement project. (Salenger/Engberg)*

CARRIED unanimously.

Motion: *To modify the fine related to the House Rule violation for Unit #S102. (Dunning/Duguay)*

CARRIED unanimously.

ADJOURNMENT:

Motion: *To adjourn the meeting at 1:42 p.m. HST. (Engberg/Dunning)*

CARRIED unanimously.

Respectfully submitted,
Enza Froio
Aloha Office Services
Transcriptionist