

**ASSOCIATION OF APARTMENT OWNERS OF
WAILEA FAIRWAY VILLAS
BOARD OF DIRECTORS MEETING
Friday, May 21, 2021**

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

OTHERS PRESENT: Steven Berger, Site Manager.

OTHERS PRESENT: Anne Musselman, S101; Rich and KK Young, R102; Brandon Sacks, Q102; Judy Beneventi, F103; Hector and Anna Sanchez, V103; Jill and Nancy Tripp, N102; Tim Engberg, Y201; Dennis Sugiyama, G201; John and Joanie Moore, W102; Tom Millhouse, V101; Tom Logan, Z103; Tim and Vicky Hailey, V202; Al Chiarella, H202; Karen Frangipani, W201.

CALL TO ORDER:

Mr. Adams called the meeting to order at 9:12 a.m. (HST) via Zoom. A quorum was established.

MEETING NOTICE:

Mr. Berger stated that Meeting Notice was emailed to Directors of record and filed in the office of the managing agent on May 14, 2021; 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.

CONSENT CALENDAR:

Motion: *To approve the Board of Directors Meeting minutes dated February 12, 2021 as presented. (Duguay/Dunning)*

CARRIED unanimously.

Motion: *To approve the Special Board of Directors Meeting minutes dated March 16, 2021 as presented. (Bannowsky/Duguay)*

CARRIED unanimously.

Motion: *To ratify approval of the motion to move the spalling expense for work done on the lanai of Unit #T103 from GL Account #746 to GL Account #315.61. (Duguay/Stigers)*

CARRIED unanimously.

REPORTS:

President's Report

Mr. Adams provided a verbal report.

- Due to the pandemic and the travel restrictions, some owners chose to stay on property for a longer duration while other owners have been unable to return to the property. This has resulted in units left unattended and vehicles with expired registrations and inspection stickers. Mr. Adams asked for patience and understanding with neighbors in these circumstances as many will soon return.
- Tim Engberg has resigned from the Board and subsequently the Treasurer position is vacant. Mr. Engberg was acknowledged for his service. Any owner interested in serving on the Board is encouraged to come forth.
- Unit C201 has been refreshed with new paint and general wear and tear damage was addressed.
- Completed dryer vent cleaning for 100 of 118 units.
- Unit sales have increased at Wailea Fairway Villas and Maui; prices have been rising.
- Added a short sidewalk extension at Building V.
- Upcoming project: addition of new ramp for M building.
- Mr. Berger is working with Island Plant to control irrigation costs.
- Upcoming items: unit shutoff replacement project; and addition of second kayak storage, including secure bike storage.

Treasurer's Report

Mr. Adams reported that as of April 30, 2021, the Association has Operating cash of over \$320,000. Reserves are \$2,193,925 or 86% funded. The Association is in a strong financial position.

Site Manager's Report

Mr. Berger reviewed accomplishments since the February 12, 2020 meeting as follows:

- Irrigation repairs were carried out as needed. Irrigation upgrades will continue as the hot season has already started.
- Water conservation. As of end of April savings of just over \$11,000 have been made in water expenses. This will be utilized during the hot summer months.
- Rain sensors were installed on all 9 controllers that manage the irrigation system .

Mr. Berger reviewed additional projects and property enhancements as follows:

- Dryer vent cleaning was carried out with a total of 100 units being cleaned.
- Extension of sidewalk at Building V was completed. Landscaping and ground cover will be installed.
- Addition of strainers to the top of downspouts on each building to prevent debris from clogging them up – in process.
- Retrofit of light fixtures on stairs at all buildings has been done and bulbs switched to LED.
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- The two exterior light fixtures on each building have also been switched to LED.
- Retrofitting bollard lights as they fail.
- Spruce up of pool and recreation area – painting the kitchen and lounge doors, painted interior of the pump room.
- Purchased dumbbell set for the gym with weights from 5 to 30 pounds.
- Draining pool and hot tub to take place in June. This will have an impact on water expenses.
- Replacement of water shut off valves on 13 remaining buildings to take place in the summer.

OLD BUSINESS:

Project Updates

Water Usage – Ms. Dunning stated that conservation ideas include xeriscaping and water saving fixture replacements through the County for homeowners.

EV Charge – Mr. Duguay made preliminary contacts with Aloha Charge and Evercharge Hawaii and reviewed his findings. He continues to investigate and will provide an update.

Cell Tower – Mr. Bannowsky stated that the project scope is to consider leasing access to cell phone network providers to erect and maintain towers for transmitters. This would provide an additional revenue stream for the Association. At this time, providers have indicated that there is not a demand in the area until 5G development. This matter will be revisited as needed.

CD Investments – Mr. Adams stated that return on CDs is down to .55%. Tim Engberg explored other banks but there was no interest or better offers.

House Rules – There is no update at this time.

Update on Request from The Ridge

Mr. Berger stated the Board-approved proposal was sent to The Ridge and was accepted. The Ridge will proceed with the project to remove Travelers Palms at Buildings T and U and to replace with Areca palms. The Ridge will pay for the full cost of the project.

Tom Millhouse, V101, requested the Board to consider his request for relocation or removal of two (2) Palms in the gulch because they block views. Mr. Millhouse is willing to pay for the project. Mr Millhouse was advised that the Board will take his request under consideration.

NEW BUSINESS:

Resolution on Screen Partitions between Lanais

Motion: *To adopt the Resolution on Screen Partitions between Lanais as presented to include second floor units. (Salenger/Dunning)*

CARRIED unanimously.

Additional Surfboard/Kayak Storage Area to Include Bike Storage

After discussion, the Board agreed to move forward on developing a comprehensive proposal to install additional surfboard/kayak and bike storage in the location opposite Building Y.

Xeriscaping and Feasibility Thereof

Ms. Dunning stated that owners have suggested the Board consider transforming the finger islands within parking lots to xeriscaping to help on water consumption while enhancing aesthetics. She provided photos and discussed the proposed project. Ms. Salenger noted that under investigation is the anticipated return on investment. Mr. Berger noted that the property's head landscaper (Allison) has indicated that there would be some water savings but not a significant amount.

Ms. Stigers suggested cementing (pouring concrete) on the finger islands as another option.

Power Washing of Lanais /Sides of Buildings

Ms. Dunning suggested reinstating the procedure whereby the Association power washes the back lanais on a routine schedule (1 to 2 times a year). Ms. Salenger stated that this procedure has not been done since 2006 and was done only once due to the complexity of not all units choosing to participate in the power washing. Mr. Berger indicated concern regarding the time and availability of staff to complete the project. This item requires further research.

Highlands North Boundary Issue

Mr. Adams stated that he was contacted by the board president of the Highlands AOA with a proposal to install of a marker to indicate the property line between the Wailea Fairway Villas and the Highlands. After discussion, the Board agreed that this is an unnecessary project and left it to the Highlands AOA to pursue at their cost and discretion.

Upgrade Internet /Wi-Fi for Office/Pool/Recreation Area

Motion: *To amend the agenda to move the item "Upgrade Internet /Wi-Fi for Office/Pool/Recreation Area" to Executive Session. (Salenger/Bannowsky)*

CARRIED unanimously.

Sitewide Painting Project

The Board agreed to schedule the sitewide painting project for the year 2022. Ms. Dunning emphasized the importance of completing the shutoff water valves project prior.

DATE OF NEXT MEETING:

The next Board of Directors Meeting is scheduled for Friday, July 23, 2021 at 9:00 a.m. HST.

OWNERS' FORUM:

The meeting was recessed for a brief Owners' Forum.

EXECUTIVE SESSION:

Motion: *To recess to Executive Session at 11:55 a.m. HST to discuss legal, contractual, and personnel matters. (Stigers/Dunning)*

CARRIED unanimously.

Motion: *To adjourn Executive Session and reconvene to regular session at 2:45 p.m. HST. (Salenger/Bannowsky)*

CARRIED unanimously.

RESULTS OF EXECUTIVE SESSION:

Motion: *That Dennis Adams assumes the role of Temporary Treasurer while a new Board member with the appropriate skills is identified. If one has not been recruited by early August, Kristi Dunning will assume the role while the search continues. (Duguay/Bannowsky)*

CARRIED unanimously.

Motion: *To correct the charge error for Unit #C101 with the amount of \$1,110.00. (Stigers/Dunning)*

CARRIED unanimously.

ADJOURNMENT:

Motion: *To adjourn the meeting at 2:50 p.m. HST. (Stigers/Duguay)*

CARRIED unanimously.

Respectfully submitted,
Enza Froio, Transcriptionist
Aloha Office Services