

**ASSOCIATION OF APARTMENT OWNERS OF
WAILEA FAIRWAY VILLAS
BOARD OF DIRECTORS MEETING
Friday, July 23, 2021**

DIRECTORS PRESENT: Dennis Adams, President; Renee Stigers, Secretary; Alan Cook, Treasurer (newly appointed), Rick Duguay (excused from the meeting at 9:17 a.m.), Kristi Dunning, L.A. Bannowsky, Directors.

DIRECTORS ABSENT: Edy Salenger, Vice President.

OTHERS PRESENT: Steven Berger, Site Manager.

OTHERS PRESENT: Jill and Nancy Tripp, N102; Bob Swizer, Z102; John and Joanie Moore, W102; Rich Young, R102; Tim Engberg, Y201; Judy Beneventi, F103; Vicky and Tim Hailey, V202; Alan Cook, B103; Jeff and Kim Henry, A201; Karen Frangipane, W201; Thomas Ruschell, L202; Matt Welsch, R201.

CALL TO ORDER:

Mr. Adams called the meeting to order at 9:05 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 July 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.

APPOINTMENT OF DIRECTOR & OFFICER:

Motion: *To appoint Alan Cook to fill the vacancy on the Board of Directors. (Bannowsky/Stigers)*

CARRIED unanimously. (5-0)

Motion: *To nominate Alan Cook as Treasurer of the Board of Directors. (Duguay//Stigers)*

CARRIED unanimously. (5-0)

Rick Duguay was excused from the meeting at 9:17 a.m.

CONSENT CALENDAR:

Motion: *To approve the Board of Directors Meeting minutes dated May 21, 2021 as presented. (Bannowsky/Dunning)*

Motion **CARRIED**. (4-0-1)
Abstained: Cook

Motion: *To ratify approval of the motion to award Eurotech the contract to carry out the spalling repairs to the lanai of Unit X101 at a cost of \$6,215.62 to be debited to Reserves Account #315.61. (Stigers/Bannowsky)*

CARRIED unanimously. (5-0)

REPORTS:

President's Report

Mr. Adams provided a verbal report.

- The property is in good condition financially and physically. Mr. Berger, the staff, and the ownership were acknowledged.
- Property values are high, and sales are brisk. Two (2) units are currently for sale.
- Installed 9 rain sensors on the property
- Phase 2 of the unit valve replacement project will commence in early August.
- In June, the pool and spa were drained. Draining of the pool will occur annually in June.
- For over eight (8) years, the Association has been renting out Unit C201 under a non-judicial foreclosure. The Association was recently informed that the mortgagee has come forward to possess the property and will soon lose the rental income.

Treasurer's Report

Mr. Adams reported that the Association has Operating cash of over \$300,000. Reserves are \$2,229,000 or 88% funded. The Association is in a strong financial position.

Site Manager's Report

Mr. Berger discussed accomplishments since the May Board meeting as follows:

- As always landscaping is a major focus and is a challenge at this time of year due to the hot weather. The landscaping team spends a significant amount of time addressing the aging irrigation system carrying out repairs when needed and upgrading it whenever possible. Water conservation efforts continue. As of the end of June, year-to-date savings on water are \$9,000.
- Installed an extension to the sidewalk at Building V; removed landscaping and replanted as needed.

- Drained the pool and spa, and it has never been in better condition with positive comments received from residents regarding the quality and feel of the water.
- Work continued on bird proofing the columns of the buildings.
- Continued to add strainers on the top of the downspouts and to remove debris if needed.
- Work continued on the retrofitting of all the pathway lights. This will save the AOA a significant amount of money as it was budgeted in Reserves to replace these in 2024 at a cost of \$116,490. The retrofitting will hopefully circumvent the need for replacing these.
- Phase 2 of the water shut off valve project will begin on August 6th. Last year 11 buildings were completed. This year the remaining 13 buildings will be done. The project is expected to be completed on September 20, 2021.

OLD BUSINESS:

Update on The Ridge to Trim/Remove Trees at Buildings T & U

Mr. Berger stated that Island Plant has indicated that the project will start in the last week of August.

Motion: *To ratify approval of the removal of the Travelers Palms at Buildings T and U at the request of The Ridge at a cost of \$11,250 plus GET to be paid for by The Ridge. (Dunning/Stigers)*

CARRIED unanimously.

Update on Additional Surfboard/Kayak Storage Area to Include Bike Storage

Mr. Berger discussed the proposal to install additional surfboard/kayak/bike storage on property. There has been a huge demand for storage of water recreational equipment and there is currently a wait list of owners who want to purchase and/or store boards/kayaks. Mr. Berger proposed improvements to the existing storage area to accommodate demand. Currently there are 12 storage racks that are horizontally positioned. Mr. Berger proposed the installation of an additional kayak rack that is vertically positioned in the existing kayak area. Paddle boards and SUPs can be stored in the vertically positioned racks and kayaks can be stored in the horizontally positioned racks. Mr. Berger referenced a design at another property in Kihei that he viewed and provided two (2) design options to the Board for review. The improvements can be done in-house so the project cost would be for material only (estimated at \$1,500).

The Board discussed the conversion of the existing racks in order to most effectively accommodate projected demand while considering aesthetics. It was recommended to conduct an audit of existing boards and kayaks to determine any unclaimed and/or unusable equipment. The Board agreed to further research this item to determine a solution.

Update on Xeriscaping and Feasibility Thereof

Nancy Tripp, N102, proposed complete removal of the finger islands and to slope the curbs and the sidewalk down to meet the road. This would allow improved access when unloading/loading cars, additional parking spaces and/or widening of parking spaces, and potential ease for ADA access. The project could be done in conjunction with the road asphalt project.

Mr. Adams agreed that the finger islands do not serve a good purpose. The asphalt resurfacing project is scheduled for 2023. He recommends the Board consider Ms. Tripp's suggestion at that time. The project could be done in phases as convenient or as funds become available. Ms. Dunning indicated concern with the redefining of titled parking spaces. The Board will further research this potential project.

Update on the Power Washing of Lanais /Sides of Buildings

After discussion, the Board concluded to continue with the procedure as is (owner responsibility) due to the logistical challenges, cost, and limited staff associated with the AOA assuming responsibility to power wash the lanais. The Board agreed to provide owners with power washing guidelines and suggested vendors. Ms. Dunning will work with Mr. Berger to develop guidelines which will be posted on the website.

NEW BUSINESS:

Update on Covid-19 County Rules & Discussion on Recreation Area Rules

The Board discussed the current Covid-19 County rules. The Board agreed to continue as is with the existing rules for the recreation and barbecue areas on property.

Set Date for January 2022 Board Meeting

Motion: *To remove the January meeting from the calendar.
(Dunning/Cook)*

CARRIED unanimously.

DATE OF NEXT MEETING:

The next Board of Directors Meeting is scheduled for Friday, November 5, 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 11:00 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
2:30 p.m. HST. (Cook/Dunning)*

CARRIED unanimously.

RESULTS OF EXECUTIVE SESSION:

Motion: *That Steven Berger continues the monthly Site Manager's gatherings either via Zoom or outdoors depending upon current Covid regulations. (Dunning/Cook)*

CARRIED unanimously.

Motion: *To draft an internal procedure for employee issue resolution and protection. (Bannowsky/Cook)*

CARRIED unanimously.

Motion: *To identify gaps in the existing management model by a sub-committee of three (3) Board members being Renee Stigers, Kristi Dunning and Alan Cook; and with any written input from owners by October 1st in order to present a written proposal of the management performance and structure at the November 5, 2021 Board Meeting. (Stigers/Dunning)*

CARRIED unanimously.

Motion: *To encourage Board members and employees, to video record any interactions as needed for reference and clarity of conduct. (Cook/Dunning)*

CARRIED unanimously.

Motion: *To sustain the fine for Unit C202. (Dunning/Bannowsky)*

CARRIED unanimously.

Motion: *To sustain the fines for Unit U101. (Cook/Stigers)*

Motion **CARRIED**. (5-0-1)
Abstained: Bannowsky

Motion: *To modify the fine for Unit N103. (Duguay/Cook)*

CARRIED unanimously.

Motion: *To modify the fine for Unit Q201. (Cook/Dunning)*

CARRIED unanimously.

Motion: *To deny Mr. Millhouse's request to remove and replace the Triangle Palms. (Bannowsky/Cook)*

CARRIED unanimously.

Motion: *To table the appeal for Unit M102 for further investigation. (Cook/Bannowsky)*

CARRIED unanimously.

ADJOURNMENT:

Motion: *To adjourn the meeting at 2:45 p.m. HST. (Cook/Stigers)*

CARRIED unanimously.

Respectfully submitted,

Enza Froio
Aloha Office Services
Transcriptionist