

**ASSOCIATION OF APARTMENT OWNERS OF
WAILEA FAIRWAY VILLAS
BOARD OF DIRECTORS MEETING
Friday, November 5, 2021**

DIRECTORS PRESENT: Dennis Adams, President; Edy Salenger, Vice President;
Alan Cook, Treasurer, Rick Duguay, L.A. Bannowsky,
Matt Welsch, Directors.

DIRECTORS ABSENT: Renee Stigers, Secretary.

OTHERS PRESENT: Steven Berger, Site Manager.

OWNERS PRESENT: Jill and Nancy Tripp, N102; John and Joanie Moore, W102;
Vicky Hailey, V202; Greg Miller, V101; Robert Baker, Y103;
Jeff Henry, A201; Judy Beneventi, F103; Tim Engberg, Y201;
Tom and Pat Logan, Z103.

CALL TO ORDER:

Mr. Adams called the meeting to order at 9:07 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 October 28, 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 July 23, 2021 with the correction on Page 2 to read Building V (not Building B). (Cook/Bannowsky)*

CARRIED unanimously.

Motion: *To approve the Special Board of Directors Meeting minutes dated October 11, 2021 as written. (Cook/Welsch)*

CARRIED unanimously.

REPORTS:

President's Report

Mr. Adams acknowledged the volunteer Board members and Site Manager Steven Berger for their efforts in keeping Wailea Fairway Villas in great condition both financially and physically.

Treasurer's Report

Mr. Cook has reviewed the Association's financials as of September 30, 2021. Expenses are in line with budget and Reserve contributions are being made as required. The 2022 Budget will be discussed under New Business.

Site Manager's Report

Mr. Berger discussed accomplishments since the July meeting as follows:

- As always, landscaping is a major focus and it has been challenging to keep the property looking lush and green as it always is during the hot summer months. However, we are now at a point that we can maintain the property the way it looks as the weather starts to cool down.
- The landscape team spends a significant amount of time addressing the aging irrigation system and continues to make upgrades as needed.
- Water conservation efforts continue. As of the end of September, year-to-date savings on water are \$3,209.
- Phase 2 of the water shut off valve project is complete. All 24 buildings now have new water shut off valves. Some emergency repairs were made.
- Replaced all bulbs in pathway lights, the stairs and the entrance signs with LED bulbs.
- Installation of additional strainers to the top of the downspouts is complete.
- Bird proofing the columns of the buildings is in process and expected to be complete by early January 2022.

OLD BUSINESS:

Update on EV Charging Stations

Mr. Duguay has done some preliminary research on the installation of EV charging stations. He will schedule informational presentations with several leading companies in Hawaii in the new year so that the Board can gain insight on this topic in order to determine next steps.

NEW BUSINESS:

Discussion and Adoption of 2022 Budget

Mr. Cook reviewed the proposed 2022 budget which reflects a 6.1% overall increase. Effective January 22, 2022, the fee for a two-bedroom unit is \$756 a month (an increase of \$44 per month over 2021); and the fee for a three-bedroom unit is \$1,286 a month (an increase of \$75 per month over 2021).

Mr. Cook further noted the following items:

- The 2022 budget is balanced with no deficit, unlike the last two years. The 2021 budget ran a \$20,000 deficit, and the 2020 budget ran a \$40,000 deficit. Those deficits had helped us to keep the monthly maintenance fees somewhat lower in the last couple of years, but ultimately was less justifiable moving forward, so a budget deficit has been eliminated for 2022.
- There will be a loss of \$15000 in net revenue for the Non-Judicial Foreclosure unit rented in years gone by as the unit was reclaimed by the mortgagee on October 1, 2021.
- The overall 6.1% increase also represents a general rise in the fixed operating cost estimates that have been provided by our vendors for 2022. Those estimates are in line with the general consensus of increased inflation in 2022 over 2021.
- The updated McCafferey reserve study includes budgeting the same amount of \$252,000 for the year as was done in 2021 and 2020 without an increase. That reserve study is posted on our website in the Owners section for your reference.

The Board will discuss the budget in more detail in Executive Session.

Adoption of Resolution Pertaining to Hard Surface Flooring in Second Floor Units

Motion: *To adopt the Resolution Pertaining to Hard Surface Flooring in Second Floor Units as presented. (Cook/Bannowsky)*

CARRIED unanimously.

Adoption of Resolution Pertaining to the Investment of Association Funds

After discussion, the Board agreed to table this item in order to conduct further research into the State laws regarding approved investment instruments for inclusion in the resolution. The restated resolution will be presented for approval at the January Board Meeting.

DATE OF NEXT MEETING:

The next Board of Directors Meeting is scheduled for Friday, January 21, 2022 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 11:05 a.m. HST to discuss legal, contractual, and personnel matters. (Cook/Duguay)*

CARRIED unanimously.

Motion: *To adjourn Executive Session and reconvene to regular session at 1:17 p.m. HST. (Cook/Salenger)*

CARRIED unanimously.

MOTIONS FROM EXECUTIVE SESSION:

Motion: *To adopt the 2022 budget as presented. (Cook/Salenger)*

CARRIED unanimously.

Motion: *To allocate an additional \$15,000 from Reserves for the water shut off valve replacement project due to unexpected emergency repairs. (Cook/Bannowsky)*

CARRIED unanimously.

Motion: *To allocate an additional \$2,500 from Reserves for landscape upgrades for the remainder of 2021. (Cook/Welsch)*

CARRIED unanimously.

Motion: *To allocate \$10,000 from Reserves for dryer vent cleaning and/or dryer vent duct repair/replacement to take place in the first quarter of 2022. (Cook/Duguay)*

CARRIED unanimously.

Motion: *To establish a web site committee consisting of Edy Salenger and Matt Welsch with the objective of enhancing the association website by utilizing a volunteer owner. (Salenger/Welsch)*

CARRIED unanimously.

Motion: *To sustain the fine for Unit B201. (Cook/Bannowsky)*

CARRIED unanimously.

Motion: *To sustain the fine for Unit M202. (Cook/Duguay)*

CARRIED unanimously.

Motion: *To sustain the fine for Unit M102. (Cook/Duguay)*

CARRIED unanimously.

Motion: *To renew the Island Plant contract for a period of three (3) years commencing January 1, 2022. (Cook/Salenger)*

CARRIED unanimously.

ADJOURNMENT:

Motion: *To adjourn the meeting at 1:28 p.m. HST. (Cook/Welsch)*

CARRIED unanimously.

Respectfully submitted,

Enza Froio
Aloha Office Services
Transcriptionist