

**ASSOCIATION OF APARTMENT OWNERS OF
WAILEA FAIRWAY VILLAS
BOARD OF DIRECTORS MEETING
Friday, January 28, 2022**

DIRECTORS PRESENT: Dennis Adams, President; Renee Stigers, Secretary; Alan Cook, Treasurer, Rick Duguay, L.A. Bannowsky, Matt Welsch, Directors.

DIRECTORS ABSENT: Edy Salenger, Vice President.

OTHERS PRESENT: Steven Berger, Site Manager.

OWNERS PRESENT: John and Joan Moore, W102; Judy Beneventi, F103; Tim Engberg, Y201; Tom and Pat Logan, Z103; Fred and Toni Gross, L201; Robert Helstowski, C202; Nathan Lifscics, A101; John Haines, R202; Rich Young, R102; Al Chiarella, H202; Robert Baker, Y103; Jeff Henry, A201.

CALL TO ORDER:

Mr. Adams called the meeting to order at 9:04 a.m. Hawaii Standard Time 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 January 21, 2022; 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 November 5, 2021 as written. (Cook/Stigers)*

CARRIED unanimously.

REPORTS:

President's Report

Mr. Adams discussed the repainting of all buildings as the major project for 2022. Progress was also being made on electric vehicle charging stations. The Annual Owners Meeting will be held on March 19, 2022.

The safety of the street bordering the property and concerns for speeding and increased traffic was discussed. Owners may contact the Wailea Community Association and the Maui Police Department to voice concerns. In addition, the Board will contact Ledcor, the owner of the street,

regarding the possible installation of more speed bumps and other measures to provide a safer environment.

Treasurer's Report

Mr. Cook stated that the Association had an anticipated budget deficit of \$19,278 of which only \$9,423.33 was used as of year-end 2021. The 2022 budget reflects a balanced budget with no deficit.

Site Manager's Report

Mr. Berger discussed accomplishments since the November 2021 meeting as follows:

- Completed the replacement of the building shut off valve that services Buildings J, K, and L and the shut off valve that services Building M.
- Completed the second tree trimming of the year.
- Continued maintenance of the irrigation system with extensive upgrades done in November 2021.
- The December 5, 2021, storms caused damage to the gulch in front of Buildings V and W. Remediation work will be discussed by the Board.
- Drainage issue around Building W will be addressed in February 2022.
- Water conservation efforts continue. Savings of \$4,300 against budget were made in 2021.
- Dryer vent cleaning and duct repairs and replacement will take place in 2022 and will be scheduled once more details on the painting project are finalized. This work will be done after the painting project is completed.

OLD BUSINESS:

Update on Additional Surfboard Racks

Mr. Berger provided details on options in the meeting packet.

Motion: *To move forward with Option #1 to install two (2) additional racks in the existing area to accommodate a total of 12 surfboards and stand-up paddleboards for an estimated cost of \$600.
(Cook/Bannowsky)*

CARRIED unanimously.

The Board further noted that an audit of the existing bicycles will be done. The Board will consider relocating the bike rack in the future.

Update on Xeriscaping and Feasibility Thereof

Mr. Berger does not recommend pursuing xeriscaping due to the negligible water savings projected on the sample presented. The Board requested further details on the dollar savings that could be achieved. Mr. Adams provided this information to the Board.

Update on EV Charging Stations

Mr. Duguay stated that three (3) companies presented to the Board on January 10th, after which the Board expressed interest in receiving a free site evaluation from Evercharge Hawaii and Aloha Charge. Electrical contractors representing each of the companies will be on site next week to begin the process. Preliminary cost estimates are forthcoming.

NEW BUSINESS:

Discussion on Damage Caused by Storm in Gulch

Mr. Berger stated that remediation work involves removal of the boulders up by the road, relocating these to the bottom of the gulch where the property meets the golf course. As well as filling in the area with topsoil for grass to grow. One (1) bid has been received and a second bid is forthcoming. No decisions will be made at this time and until the second bid is received.

Discussion on Reserve Study for Roofing

Mr. Berger stated that there have been leaks in the roof of two buildings after the December 5, 2021, storm. A proposal from Hawaii Inspection Group to fly a drone over the roof and to provide a full report has been presented to the Board. Mr. Berger noted that he would obtain approval to fly the drone from Wailea Community Association and notify owners in advance. This will be done after the Dryer vent cleaning and duct repairs and replacement is completed.

Discussion on Recommendations for Website

Mr. Welsh stated that the plan is to rearrange the website navigation and redistribute page content to be more intuitive and to eliminate redundancies. A hierarchy as to who can access certain areas of the web site (public, guests, owners, tenants and board members) will be established. Each owner will receive a unique username and password and will be required to register to get access to the website.

DATE OF NEXT MEETING:

The Annual Owners Meeting is scheduled for March 19, 2022. A Board of Directors Organizational Meeting will follow.

OWNERS' FORUM:

The meeting was recessed for a brief Owners' Forum.

EXECUTIVE SESSION I:

Motion: *To recess to Executive Session at 10:36 a.m. HST to discuss legal, contractual, and personnel matters. (Cook/Stigers)*

CARRIED unanimously.

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

CARRIED unanimously.

MOTIONS FROM EXECUTIVE SESSION I:

Motion: *To allocate \$6,850 plus GET from Reserves for the roof audit to be carried out by Hawaii Inspection Group detailed in the proposal as presented. (Cook/Bannowsky)*

CARRIED unanimously.

Motion: *To allocate \$2,595 plus GET from Reserves for Hawaii Inspection Group to provide the services for the painting project detailed in the proposal as presented. (Duguay/Bannowsky)*

CARRIED unanimously.

Motion: *To paint all 24 buildings and the Clubhouse in the same color scheme that is currently on all of the buildings. (Cook/Welsch)*

CARRIED unanimously.

Motion: *To allocate \$10,000 from Reserves for landscape upgrades for 2022. (Cook/Duguay)*

CARRIED unanimously.

Motion: *To allocate \$8,652 from Reserves for lanai spalling repairs for 2022. (Cook/ Duguay)*

CARRIED unanimously.

Motion: *To post the information on the management structure on the Association's web site and to include this in the new owner packets generated by Destination Maui, Inc. (Welsch/Cook)*

CARRIED unanimously.

Motion: *To modify the fine for Unit H202. (Cook/Bannowsky)*

CARRIED unanimously.

Motion: *To sustain the fine for Unit N103. (Stigers/Welsch)*

CARRIED unanimously.

Motion: *To modify the fine for Unit Q102. (Cook/Bannowsky)*

CARRIED unanimously.

Motion: *To sustain the fine for Unit T102. (Stigers/Duguay)*

CARRIED unanimously.

Motion: *To sustain the fine for Unit X202. (Cook/Welsch)*

CARRIED unanimously.

Motion: *To sustain the fine for Unit W202. (Bannowsky/Cook)*

CARRIED unanimously.

EXECUTIVE SESSION II:

Motion: *To recess to Executive Session at 1:46 p.m. HST to discuss personnel matters. (Cook/Stigers)*

CARRIED unanimously.

Motion: *To adjourn Executive Session and reconvene to regular session at 2:05 p.m. HST. (Cook/Stigers)*

ADJOURNMENT:

Motion: *To adjourn the meeting at 2:06 p.m. HST. (Cook/Welsch)*

CARRIED unanimously.

Respectfully submitted,

Association of Apartment Owners of
Wailea Fairway Villas
Board of Directors Meeting
Friday, January 28, 2022
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Enza Froio
Aloha Office Services
Transcriptionist