

**ASSOCIATION OF APARTMENT OWNERS OF
WAILEA FAIRWAY VILLAS
ANNUAL OWNERS' MEETING
Saturday, March 19, 2022**

CALL TO ORDER:

President Adams called the Annual Meeting of the Association of Apartment Owners of Wailea Fairway Villas to order at 9:05 a.m. at Wailea Fairway Villas, Maui, Hawaii, on lawn area in front of Building P.

INTRODUCTIONS:

Directors Present: Dennis Adams, President; Edy Salenger, Vice President; Alan Cook, Treasurer; Rick Duguay and L.A. Bannowsky, Directors.

Directors Absent: Renee Stigers, Secretary and Matt Welsch, Director.

Others Present: Steven Berger, Site Manager; Maile Wright and Crystal Sialana, Destination Maui, Inc; Ladini Conder, Recording Secretary, Aloha Office Services.

ESTABLISHMENT OF QUORUM:

The By-laws of the Association of Apartment Owners of Wailea Fairway Villas specify that a quorum exists when there is present at any meeting, in person or by proxy, a majority of apartment owners.

President Adams announced that owners comprising 68.9427% are present in person or represented by proxy, thus constituting a quorum.

NOTICE OF MEETING:

A notice of this Annual Meeting was sent to all owners of record on January 14, 2022. A copy of this notice will be made a part of the Annual Meeting file.

PARLIAMENTARY AUTHORITY:

Robert's Rules of Order, Newly Revised, will be the governing authority for this meeting in any instances not covered by the Association Bylaws, meeting rules or Hawaii Revised Statutes 514B.

APPROVAL OF PREVIOUS ANNUAL MEETING MINUTES:

The minutes of March 20, 2021, Annual Owners Meeting were included with the information distributed to owners at registration. Hearing no objection, reading of the minutes was waived.

Motion: *To approve the Annual Meeting Minutes dated March 20, 2021 as presented. (Salenger/Schultz)*

CARRIED unanimously.

REPORTS OF OFFICERS:

President's Report

President Adams presented his report. He noted the following items of significance:

2021 Projects

- Unit shut off valve project completed. He acknowledged Island Plant and Steven Berger for their efforts with this project.
- Dryer vent cleaning will be scheduled for later in the year.
- The Board is investigating electric vehicle charging on property and are discussing the project with three (3) potential vendors.

2022 Projects

- Painting the entire complex will commence in 2022. Hawaiian Inspection Group provided technical support and prepared the proposal used for bid solicitations. Mr. Berger will discuss in further detail in the Site Manager's Report.
- The proposed No Smoking Bylaw amendment did not pass a couple of years ago. The Board will seek approval with two-thirds in favor to amend the Bylaws, with another written ballot.
- In December, the gulch flooded. The Board is reviewing options to clean up the area.
- Update Association website.
- Spectrum contract renewal will be reviewed prior to April 2023.

Treasurer's Report

The 2021 year-end financial statements were included in the owners' meeting packet. Financial records, the audit and the budget are posted on the website. Wailea Fairway Villas again ended the year in a strong financial position. Reserve Funds have been allocated for the painting project. The project is fully funded and includes an adequate contingency amount.

Site Manager's Report

Site Manager Steven Berger presented his report. He highlighted the following items of significance:

Landscaping and Irrigation

- With an aging irrigation system, mainline breaks and other related repairs are carried out as needed. Irrigation upgrades will continue on an ongoing basis.
- Rain sensors were installed on all nine (9) controllers that manage the irrigation system. These are set to a ¼" which means that if it rains ¼" or more, the irrigation controllers will not switch on, which results in water savings. However, there was little rain this winter and the temperatures have been high. As always, all water saving methods are utilized.
- The pressure regulator for the irrigation system was replaced.
- There were numerous landscaping upgrades throughout the property.

Property Enhancement and Additional Projects

- “Strainers” were added to the top of the downspouts on each building to prevent debris from clogging them.
- All of the light fixtures on the stairs of each building were retrofitted and the bulbs were switched to LED.
- The pathway bollard lights throughout the property were retrofitted and switched to LED.
- A dumbbell set has been added to the gym with weights ranging from 5 to 30 pounds.
- The pool and hot tub were drained in June. This will be an annual occurrence in June of each year.
- The motor for the spa jets was replaced.
- A concrete sidewalk extension was added to Building V.
- Bird proofing on the columns of the buildings was carried out and will continue on an ongoing basis.
- Phase 2 of the water shut off valve project was completed, and all 24 buildings now have new shut off valves. Special project hours built into the Island Plant contract were used to work on pre and post digging out and installing back of water shut off valve boxes. This saved the Association approximately \$10,000.
- The building shut off valves located in the carpark for Buildings M and J/K/L were also replaced. Asphalt patch and concrete collar work was done after the valves were replaced.
- Mr. Berger recognized Drew for his hard work and dedication to Wailea Fairway Villas.

2022 Projects

- The painting project will start on May 2 and will be completed by August 5, 2022, provided there are no unforeseen circumstances. Further details will be provided during the Owners Forum.
- One (1) additional upright surfboard racks will be added to the Kayak/Board storage area to assist with the increased demand from residents for storage of kayaks/boards. There is currently a waitlist.
- Dryer vent cleaning and duct replacement will take place in the last quarter of the year, once the painting project is completed.
- Ground cover restoration and upgrade will take place once the painters complete work at each building. This will take most of the year to complete.

AUDITOR’S REPORT:

Shaun Thayer, CPA, has audited the books for the accounting year ending December 31, 2020, and December 31, 2021. A copy of the audit is included in the owners’ registration packet.

ELECTION OF DIRECTORS:

Article II of Section 1 of the project By-Laws specifies that the affairs of the Association shall be governed by a Board of Directors composed of seven persons, each of whom shall be an owner, co-owner, vendee under an agreement of sale, or an officer of any corporate Owners of an Apartment.

There are three (3) vacancies on the Board, which must be filled. There are two (2) vacancies for a three-year term each and one (1) vacancy for a one-year term which is the remainder of the term that Treasurer Alan Cook was appointed to last July. Remaining on the Board are Renee Stigers, Rick Duguay, L.A. Bannowsky and Dennis Adams.

President Adams acknowledged retiring Board members Edy Salenger and Matt Welsch for their service and valuable contributions to the Association.

Three (3) owners have expressed an interest to be on the Board of Directors: Alan Cook, Karen Frangipane and Doug Hellstrom. Hearing no objection, Alan Cook, Karen Frangipane and Doug Hellstrom were nominated. President Adams called for further nominations. There were none. Each candidate was provided an opportunity to introduce themselves and give a brief synopsis of their background.

RESULTS OF ELECTION

Motion: *To elect Alan Cook, Karen Frangipane and Doug Hellstrom to the Board of Directors by acclamation. (Weikum/Schiesser)*

CARRIED unanimously.

There will be a short Organizational Meeting following the Annual Meeting for the purpose of electing the officers for the ensuing year.

NEW BUSINESS

Ballot and Proxies Destruction

Motion: *To destroy all ballots and proxies after thirty (30) days. (McBroom/Salenger)*

CARRIED unanimously.

Tax Resolution:

WHEREAS, The Association of Apartment Owners of Wailea Fairway Villas is a Not For Profit Corporation duly organized and existing under the laws of the State of Hawaii;

Whereas, the members desire that the Corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Services;

NOW THEREFORE, the members hereby adopt the following resolution by and behalf of the Association of Apartment Owners of Wailea Fairway Villas

RESOLVED, that any excess of membership income over membership expenses for the year ended December 31, 2022 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604. (Weikum/Schiesser)

CARRIED unanimously.

Electronic Meeting Resolution

Mr. Berger announced that the Electronic Meetings Resolution passed via written ballot with more than 50% owner approval. The Bylaw amendment will be recorded in due course.

DATE OF NEXT ANNUAL MEETING:

The next Annual Meeting was scheduled for March 18, 2023, at 9:00 a.m. HST.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned by unanimous consent at 11:04 a.m. HST.

Respectfully Submitted,

Ladini Conder
Aloha Office Services
Recording Secretary

**ASSOCIATION OF APARTMENT OWNERS OF
WAILEA FAIRWAY VILLAS
BOARD OF DIRECTORS ORGANIZATIONAL MEETING
Saturday, March 19, 2022**

CALL TO ORDER:

In the absence of an Account Executive from Destination Maui Inc., Mr. Steven Berger called the Board of Directors Organizational Meeting of the Association of Apartment Owners of Wailea Fairway Villas to order at 11:15 a.m. at Wailea Fairway Villas, Maui, Hawaii, on the lawn area in front of Building P.

INTRODUCTIONS:

Directors Present: Dennis Adams, Alan Cook, Rick Duguay, Karen Frangipane, Doug Hellstrom and L.A. Bannowsky.

Directors Absent: Renee Stigers.

Others Present: Steven Berger, Site Manager and Ladini Conder, Recording Secretary Aloha Office Services.

NOTICE OF MEETING:

A notice of meeting was sent to all owners of record in accordance with the Association governing documents, and it was posted on property in compliance with Hawaii State Law.

ELECTION OF OFFICERS:

Motion: *To elect Dennis Adams as President. (Cook/Bannowsky)*

CARRIED unanimously.

Motion: *To elect the following officers:*

*Alan Cook - Treasurer
Renee Stigers - Secretary*

(Cook/Bannowsky)

CARRIED unanimously.

For a lack of a nomination, the Vice President position will remain vacant. Remaining Board members will serve as Directors at Large: Rick Duguay, Karen Frangipane Doug Hellstrom and L.A. Bannowsky

Association of Apartment Owners of
Wailea Fairway Villas
Board of Directors Organizational Meeting
March 19, 2022

BOARD OF DIRECTORS 2022 MEETING DATES:

Board of Directors Meetings were scheduled for 9:00 a.m. on the following dates:

- April 1, 2022
- July 22, 2022
- October 28, 2022 (Budget Meeting)
- January 20, 2023

The next Annual Owners Meeting will be held on March 18, 2023; at 9:00 a.m. HST.

ADJOURNMENT:

The meeting was adjourned at 11:27 a.m. HST by unanimous consent.

Respectfully Submitted,

Ladini Conder
Aloha Office Services
Recording Secretary