

**ASSOCIATION OF APARTMENT OWNERS OF
WAILEA FAIRWAY VILLAS
BOARD OF DIRECTORS MEETING
Friday, July 29, 2022**

DIRECTORS PRESENT: Alan Cook, President; Doug Hellstrom, Treasurer; Renee Stigers, Secretary Rick Duguay, Karen Frangipane, L. A. Bannowsky, Mary Jurkonis, Directors.

OTHERS PRESENT: Steven Berger, Site Manager.

OWNERS PRESENT: Matt Welsch, R201; Edy Salenger, F101; Judy Beneventi, F103; Alisa Luckado, K202; Tara Weikum, W201; Tim Engberg, Y201; Rich Young, R102; Robert and Florence Baker, Y103; Andy Krakoff, L101; Jill Tripp, N102; Nancy Tripp, N102.

CALL TO ORDER:

Mr. Cook 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 July 20, 2022; and posted on property in accordance with Section 125 of Chapter 514B Hawaii Revised Statutes.

MEETING RULES:

The Meeting Rules of Conduct were reviewed.

CONSENT CALENDAR:

Motion: *To approve the Board of Directors Meeting minutes dated April 1, 2022, as written. (Bannowsky/Frangipane)*

CARRIED unanimously.

Motion: *To approve the Special Board of Directors Meeting minutes dated April 27, 2022, as written. (Bannowsky/Stigers)*

CARRIED unanimously.

Motion: *To approve the Special Board of Directors Meeting minutes dated May 20, 2022, as written. (Hellstrom/Duguay)*

CARRIED unanimously.

REPORTS:

President's Report

Deferred.

Treasurer's Report

Mr. Hellstrom reviewed the Association's financials through June 30, 2022.

Site Manager's Report

Mr. Berger discussed the following items:

- Status of the painting project: So far, 20 of the 24 buildings have been completed with the remaining 4 buildings to be done in the next two weeks, after which time the Clubhouse, pathway lights, monument signs and sides/back of the trash enclosures will be done. The project will be completed by latest by September 2nd, but hopefully sooner. Mr. Berger acknowledged JD Painting for their professional work.
- An additional surf rack was constructed by the in-house maintenance technician and installed in the existing kayak storage area. The rack will accommodate 5 surf boards.
- As part of annual maintenance, 1/3 of the pool water and the spa were drained. The pool was not drained in entirety due to the water shortage on island.
- The main shut of valve in the parking area for Building M was repaired due to a leak in the line. Asphalt patching for the area has been coordinated with Sonny Vicks and is expected to be done before the end of August.
- Tree trimming for the Orchid and Olive trees throughout the property will commence August 1st by Island Plant.
- New signage for the parking areas and trash enclosures was ordered and will be installed by August 15th.

OLD BUSINESS:

Update on EV Charging Stations

Mr. Duguay stated that obtaining proposals has been a challenge. Efforts continue to identify a contractor to provide a proposal.

Update on Website

Mr. Cook stated that the web hosting was moved to a new carrier which will result in a savings of about \$80 a year. The new carrier offers opportunities to expand and enhance the website.

Update on Groundcover Upgrade Project

Mr. Berger stated that this project has been tabled until after the painting project is completed.

Discussion on Damage Caused by Storm in Gulch

The Board discussed the damage to the gulch caused by the rainstorm and options to remedy the situation. Mr. Berger talked about the remediation which is to fill the area with topsoil and then to plant sod at the end of the gulch on the boundary line of the golf course. A proposal was received and included in the meeting packet.

After discussion, the Board agreed to move forward with a less costly fill material and to address primarily the area that is being protected by the green fence in order to allow for the removal of it as it is unsightly. Mr. Berger will hopefully obtain a revised cost estimate with a combination of fill dirt and topsoil.

Review of House Rules

A working group will be identified to review the House Rules to determine needed updates.

Update on Replacement of BBQs

The Board previously passed a motion to replace the barbecues, however since the April Board meeting, parts were purchased, and valves were changed which greatly improved the operation of the barbecues. It has been concluded that replacement of the barbecues is not necessary at this time.

Discussion on Window Cleaning after Completion of the Painting Project

After discussion, the Board agreed that window cleaning after the completion of the painting project is the owner's responsibility.

NEW BUSINESS:

Discussion on Planting Wedelia in Bare Patches on Kalai Waa Street

Mr. Berger explained that the Hemigraphis requires excessive water and is infected with bugs, which is a problem throughout the island. Island Plant has recommended to replace the bare patches on Kalai Waa Street with Wedelia. Mr. Berger stated that another high priority area of concern is to address the ground cover in poor condition around the buildings. After discussion, the Board agreed for Mr. Berger to explore options to address the areas around the individual buildings and the entrance. Consideration will be given to the desired aesthetics as plantings are replaced.

Change in Web Hosting Company

The new web hosting company is Rest Easy Hosting.

Website Working Group

A working group will review and provide initial input on the companion (mirror) web site. Renee Stigers and Karen Frangipane volunteered to serve on the working group.

2023 Budget Preparation

Mr. Berger will provide the budget preparation timeline to Destination Maui Inc. Preparations will commence in mid August.

Ratification of Decision to Award Reserve Study to McCaffery

Motion: *To ratify the Board's decision to hire McCaffery to conduct a Level 2 Reserve Study (with site visit). (Hellstrom/Stigers)*

CARRIED unanimously.

Replacement of the roof and underlayment is the next major reserve project (currently scheduled for 2029). McCaffery has advised the Board to hire a roofing specialist who can remove tiles and inspect the underlayment in order to obtain estimated project costs.

DATE OF NEXT MEETING:

The next Board of Directors Meeting is scheduled for Friday, October 28, 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 10:48 a.m. HST to discuss legal, contractual, and personnel matters. (Jurkonis/Stigers)*

CARRIED unanimously.

Motion: *To adjourn Executive Session and reconvene to regular session at 12:07 p.m. HST. (Bannowsky/Jurkonis)*

CARRIED unanimously.

MOTIONS FROM EXECUTIVE SESSION:

Motion: *To sustain the fine for U101. (Duguay/Bannowsky)*

CARRIED unanimously.

Motion: *To waive the fine for A103. (Stigers/Frangipane)*

CARRIED unanimously.

ADJOURNMENT:

Hearing no further business to come before the Board, the meeting was adjourned at 12:10 p.m. HST.

Respectfully submitted,

Enza Froio
Aloha Office Services
Transcriptionist