

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

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

**DIRECTORS ABSENT:** Karen Frangipane.

**OTHERS PRESENT:** Steven Berger, Site Manager.

**OWNERS PRESENT:** Joan Moore, W102; Matt Welsch, R201; Joe O'Donnell, G201; Florence and Robert Baker, Y103; Andy Krakoff and Jeannie Sternberg, L101; John Moore, W102; Tim Engberg, Y201; Jeff Henry, A201; Edy Salenger, F101; Cathy George and Kim Henry, B202; Mark Warensky, B102.

**CALL TO ORDER:**

Mr. Cook called the meeting to order at 9:05 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 October 19, 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 July 29, 2022 as written. (Bannowsky/Jurkonis)*

**CARRIED** unanimously.

**REPORTS:**

**President's Report**

Mr. Cook presented his report.

- Landscaping: new plantings, ground cover, pruning.
- Spalling repairs.
- Painting project completed.
- 2023 budget in process. Further discussion regarding EV charging stations; and the Spectrum contract is required prior to approval.

Mr. Cook acknowledged Mr. Berger and Mr. Morrison for keeping the property in good condition.

### Treasurer's Report

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

#### *Operations:*

- Operating expenses year-to-date have been well controlled against budget.
- We have carried the cost of maintenance fees on the non-judicial foreclosure.
- Delinquencies are minimal with one (1) account turned over to collections.
- September financials are posted to the web site.

#### *Reserves:*

- Painting project completed, \$73,000 over budget.
- Projects related to pool furnishings, landscape replacement, and unit patio spalling repairs are underbudget.
- Goal is to maintain a reserve funded percentage of about 80% but may vary year to year depending on the extent the projects are funded.
- Working on an interactive model that will allow the Board to update and modify the reserves budget as variables change such as years of service, projected timing adjustments, inflation factors, and interest rates.

### Site Manager's Report

Mr. Berger discussed the following items:

- Completed the painting project successfully. Mr. Berger acknowledged JD Painting for their professional work.
- Upon completion of the painting project, resumed the pressure washing of the buildings and following the schedule as posted on the web site.
- Aging irrigation system and maintenance thereof continues.
- Half-year trimming of Orchid, Olive, and Coconut Trees done.
- Commenced ground cover restoration project to remedy the damage from the painting project; started at Building A and will work through the property in alphabetical order. The project will continue into 2023.

**OLD BUSINESS:**

Update on EV Charging Stations

Mr. Duguay stated that a proposal to add dual port EV charging stations to the property in the amount of \$98,000 was received; the cost being much higher than anticipated.

It was recently learned that Hawaiian Electric has launched a pilot program to reduce the upfront cost of installing EV charging equipment at stores, businesses, condominiums, office buildings and parking facilities. The goal is to establish 30 new charging locations, each of which would have four (4) to six (6) Level 2 charging ports. Through the initiative, Hawaiian Electric would pay for and manage the construction of the infrastructure up to the charging equipment; and the customer would be responsible for the purchasing, installation, and maintaining of the equipment over a 10-year period. Mr. Duguay explained that of the \$98,000 proposal received, about \$92,000 is for the infrastructure and \$6,000 is for the ports. The Hawaiian Electric initiative would address all of the infrastructure costs. An application and evaluation process are required. Further, because one (1) dual port was originally planned, Wailea Fairway Villas would have to increase to a minimum of two (2) dual ports for an approximate cost of \$12,000 to apply for the initiative. The Association could also apply for equipment rebates through Hawaii Energy. This matter will be further discussed in Executive Session.

Update on Website

Mr. Cook stated that updates are underway on a “shadow” website in order to streamline the web site and to make most forms submittable online. This process will not interfere with the current web site. The goal is to bring the updated website online in the next 6 to 8 months.

Update on Smoking Ballot

Mr. Berger stated that to date 72 units have responded to the ballot, of which 44% are In Favor and 18% are Opposed. A 67% approval by the ownership is required by February 2023 or the ballot will fail.

Review of House Rules

A review of the House Rules to determine needed updates will be worked on in 2023.

Car Wash Near W Building

This item will be tabled and will be placed on the agenda for the January 20, 2023, meeting.

**NEW BUSINESS:**

**Resolution for the Addition, Upgrade or Replacement of Air Conditioning Units**

Mr. Duguay stated that the original resolution created in 2013 indicates that the site manager had the responsibility for reviewing and approving applications. The current practice is for an owner to submit the application to the site manager, but the review and approval is done by the Board of Directors represented by designated directors. The revised resolution has been updated to reflect the current practice; no other material changes were made.

**Motion:**        *To approve the revised Resolution for the Addition, Upgrade or Replacement of Air Conditioning Units. (Bannowsky/Stigers)*

**CARRIED** unanimously.

**DATE OF NEXT MEETING:**

The next Board of Directors Meeting is scheduled for Friday, January 20, 2023, at 9:00 a.m. HST.

**OWNERS' FORUM:**

The meeting was recessed for the Owners' Forum.

**EXECUTIVE SESSION:**

**Motion:**        *To recess to Executive Session at 10:32 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. (Duguay/Jurkonis)*

**CARRIED** unanimously.

Ms. Stigers left the meeting at 12:10 p.m.

**MOTIONS FROM EXECUTIVE SESSION:**

**Motion:**        *To submit the initial application to Hawaiian Electric for the EV charging stations initiative. (Duguay/Bannowsky)*

**CARRIED** unanimously.

**Motion:**        *To sustain the fine for B101. (Jurkonis/Bannowsky)*

**CARRIED** unanimously.

**Motion:**        *To sustain the fine for U202. (Bannowsky/Jurkonis)*

Motion **CARRIED**.

Abstained: Hellstrom

**ADJOURNMENT:**

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

Respectfully submitted,

Enza Froio  
*Aloha Office Services*  
Transcriptionist