

**Waipuilani
Board of Directors Meeting
Aloha Property
August 2nd, 2011**

Board Members Present: Gary Kraft, President
Tim Lawler, Secretary
Don Biagi, Director
Larry Young, Treasurer – By Phone

Board Member not Present Greg Boehm, Director

Other Attendees: Tim Rothdeutsch, Aloha Property Management
Les Yagin

Owners Attending: Mike McCarthy - Unit #105
Ed McGowan - Unit #206
Elinor Bond – Unit #210
Suzann Wojciechowski - Unit #104

CALL TO ORDER

Gary Kraft, the president called the Board of Directors Meeting to order at 10:02 A.M. HAST. The meeting was held at Aloha Property Management offices, Kihei, Maui, Hawaii.

QUORUM

Established a quorum with 3 board members present and one on the telephone.

PROOF OF NOTICE

It was certified notice of the meeting was posted 72-hours before meeting scheduled start time and it was posted on the property in compliance with Hawaii State Law.

SECRETARY'S REPORT

Delivered by Tim Lawler.

Tim Lawler said he met with the director of the Maui water department, Dave Taylor and Dave recommended we get an irrigation line for all the grass and plants on the property so we would not continue to pay the estimated \$500-\$600 sewage costs on grass at the park, trees and plants at Waipuilani. Dave said every hotel on the island has a separate irrigation meter/line for grass and plants on their property.

A motion, made by Don Biagi, for Aloha Property Management to collect bids for an engineering firm to draw a plans to get an irrigation line and a separate water meter for Waipuilani. Additionally, someone should review plans and costs to get a county reclaimed water irrigation line to Waipuilani to reduce water costs further. *This motion was seconded and approved.*

A motion, made by Tim Lawler, was seconded and passed to have at least two board members on each the bank for accounts for Waipuilani. This motion was seconded and approved.

A resolution was then made Don Biagi, to allow the Board of Directors to have full access & viewing of all Waipuilani bank accounts managed by Aloha Property. This resolution was seconded and approved.

A motion was made by Tim Lawler to dismiss all the money owed to Waipuilani AOA by owner Tim Schugt, unit #211, for the installation of his hot water heater and all associated late fees. This motion was seconded and approved.

Off Site Manager's Report

Delivered by Les Yagin.

Les hung new "No Glass signs" at the swimming pool and video security signs on the stairwells.

Cleanout discovered by unit #111 on north side of building. The line was cleaned to the south side of building where the main line is. The sewer line line that was cleaned is only used by units in the #12 stack.

Terminix was on site providing service and bait traps.

Fire department paid us a visit to review the property on 7/21 for two hour they met with Tim Lawler.

Les has started to do dusting under bedroom windows on second and third floors.

Motion by Don Biagi to get bids on sewer lines with camera and to clean sewer from units 114 to 101. Motion was seconded and passed.

Suzann Wojciechowski, the owner of unit #104, suggested a letter be sent to all owners telling them to NOT flush tampons or baby-wipes and to use low suds soaps in dishwashers and when using in-unit washers. Suzann said she also had a problem with the outside carpet on unit#104. Aloha Property said they sent an email to her saying she had permission to remove the outside carpet.

Treasure's Report

Delivered by Larry Young.

Larry asked and Tim Lawler made a motion to move the \$10,115.77 just received to put the money in the Waipuilani reserve account. Motion was seconded and passed.

Larry brought up that the reserve account is short \$33K. Now only 23k short.

Director's Reports

Delivered by Don Biagi.

Flood insurance was discussed along with limit amounts.

Landscaping is being managed & controlled by Kimo, but owners are trying assist and do their own gardening. Don does not want this to continue.

Don discusses our lawyers' fees and he thinks the lawyers are not giving us our moneys worth.

Don talked about having Les checking the items on the Hawaii inspection 2011 reserve report. He asked Les to get a report out for items completed and for those items outstanding.

Don recommended that we setup outside storage to get items out of the pool bathrooms. He asked about getting the old barb-q (burners) repaired.

Other items that need to be reviewed is lighting, parking lot paving, railings on the building, the front doorways & walkways need repair.

PRESIDENT'S REPORT

Delivered by Gary Kraft.

We had to install a new pool pump and filter, they are now up and running. Five cameras are up and the recorder/dvr is installed but needs to be repaired.

Landscaping plants and shrubs at unit 101.

Open Forum

Larry then suggested that Tim R. needs to get some bids on reserve items that should be done soon.

Jealousy window issues & problems were discussed.

A request to have Kimo edge the grass was made by Ed in unit 206.

Tim L. suggested we looked at a lock box arrangement for \$85 at BOH and they would deposit the money received 3 times a day. Don requested further information.

Next meeting will be Monday, October 17th at 10:00AM.
Main topic will be the new budget.

**Tim L. made a motion to adjourn the meeting and it was seconded.
The meeting adjourned at 1:02PM HAST.**

The board then met in closed executive session.

The meeting then resumed about an hour later.
Only a motion to official end the meeting was passed.

**Don then moved to adjourn the meeting and it was seconded.
The meeting adjourned at 2:05PM HAST.**

*AOAO Waipuilani Minutes respectively submitted by Tim Lawler, AOAO Secretary,
for August 2nd, 2011.*