

Regular Meeting Minutes  
Board of Directors – Wavecrest Resort  
Association of Apartment Owners  
Kaunakakai, Hawaii

Date: Wednesday, March 9, 2011

Time: 8:00 A.M. HST

Place: Wavecrest Cabana & by \*Teleconference

**AGENDA AND ORDER OF BUSINESS**

**Call to Order:** The meeting was called to order by President Mike Nicholls at 8:00 A.M. HST

**Determination of Quorum:** Mike Nicholls, President – Bob McCann, Vice President – Verne Albright, Treasurer – Annie Albritton, Secretary – Glenn Lawrence, Director - \*Jon Givens, Director. Also present Gary Gonder, Resident Manager

**Guests:** A310 Jean Naughtrip – B208 Bruce and Charlene Roessler – C113 & C207 Ruth Cox – A103 Georgia Olson – C312 Ken & Linda Bergstrom – A101 Don & Britta Hegge – C203 Claire McCann – C105 Dan & Ellen Reed – C305 Malcolm Mackey & Keri Zacher – C210 Curt Milner - B204 Diane Hokenson – A305 Connie Albright – A313 Carole Moore – C216 & C108 Richard Felkins – A211 Terry Ballou - \*C213 Mike Peters

**Proof of Notice of Meeting:** Ann noted that Notice was posted on both bulletin boards as well as on-line on February 15<sup>th</sup>, 2011.

**Approval of Minutes: MOTION** by Verne seconded by Glenn to waive the reading of the regular meeting minutes of 12-2-2010 and special meeting minutes of 1-12-2011 and approve as submitted. Motion carried by unanimous vote.

**OFFICERS REPORTS ALL** reports were read aloud and entered into the record and will be posted on the website for review.

**Presidents Report:** (attached) Michael made added comments to his report on the current price of propane on Molokai saying that it could go as high as \$6 a gallon and asking all owners to please conserve. He also welcomed Shane, our new WWTP employee as of January and said he is doing a fine job. Concerning the stairwell work he explained that the SMA district takes in the entire coastal area within the State and that Gary went through all the proper channels to receive Maui County's OK for the project. Also that what remains to be painted will be done in-house this summer by our staff. Concerning the repaving of our parking area, he noted we are concerned about rising oil prices and how it will affect the final bid price for the work. Contractors need to have a project start date before they will be able to give us a firm bid.

**Treasurers Report:** (attached) Verne explained that the review of "Year to Date" only includes the month of January because the February figures have not yet been received from Hawaiiana. He also reminded everyone that we operate on a cash basis so items are posted on the month the check is written. Verne went through and discussed each line item of his report to those present. Concerning delinquencies, he said we are assessing the highest late fees allowable under the law in order to discourage non-payment.

**Secretary's Report:** (attached) Annie thanked owners for their input over the past three months.

**Managers Report:** (attached) Gary Gonder noted that a lot has happened in his eight months with us as Resident Manager and he touched on some of the items in his report. He said risers have been ordered for the washers so they are more easily accessible. He has also switched our soda machine from bottles to cans and increased our unit profit from 30 cents to 49 cents. Also that the Dish TV upgrade has now been completed on all buildings. He also discussed the recent inspection by the Fire Marshall who was pleased with the conditions at Wavecrest and questioned the need to maintain our three fire hoses, which will be discussed later in the meeting. The fire department said they have no use for the hoses. Gary also contacted our insurance representative and there is no requirement to have hoses on site. We also need to buy a fireproof cabinet for storage of our equipment gas.

An owner asked what our schedule was for exterior painting and Gary said ten years and that we paid the same price for painting this year as we did ten years ago due to current economics. We also have a new tree trimming company from Maui who is licensed and bonded at about half the price. He said tree cutting and replacement will be discussed later in the meeting.

He said he has scheduled the lawn to be fertilized every four months and that two weeks ago week and feed was put on the lawn to see if we could get rid of some of the weeds. He also noted that this type of fertilizer is very expensive. We have also purchased a new mower which will be used ONLY for mowing the grass. The old mower will be used to haul things and become a work horse. There is also a new blower being used to clean the ground floor lanais after mowing.

Next project is the pool decking which is scheduled to begin July 25<sup>th</sup> and end September 1<sup>st</sup>. These dates were picked after reviewing a 14 month spread sheet of our occupancy and this the period with least occupancy. Gary asked all owners to notify their rental agents and guests that the pool area will be closed for this five week period. The BBQ's will be moved outside the fence on the concrete pads by the outside shower along with a couple of picnic tables. He has also ordered two new BBQ units and once the decking is complete the new BBQ will be put in place. He then gave the color chart to the owners indicating the color chosen by the board. General discussion about the project and potential issues with the old construction under the present flagstone. Some owners voiced an opinion that the flag stone should be left alone. Mike noted that this project has been on the Boards agenda for over a year now and discussed many times and that this project has been pushed forward in the Reserve Fund several times. Gary spoke to the contract bid specifications in detail and the owners present thanked him for the information and said "it sounds good".

**COMMITTEE REPORTS: Tree Replacement** - Glenn Lawrence (attached) Glenn began by explaining that one of the main reasons he and his wife choose to become owners at Wavecrest was because of the extensive grounds and landscaping including not only the beauty but also the sound and fragrance. He believes this is a big aspect of what we have to offer and what we enjoy. He believes that of the five condo complexes on Molokai our grounds are the best. His report shared details of his research and his ultimate recommendation that we enlist a licensed arborist from Maui to provide us with a written report providing us with professional input on our existing facility and how to maintain it with zero loss.

His research showed the cost of a ten foot replacement palm would be about \$2,000 and that palms are valued at about \$200 per foot of height so we have a valuable asset in our landscaping. He recommends we contact Ernest Rezentz (referred by Gary Thompson of Clean Green Landscaping on Maui, a former co-worker of Gary Gonder) who is perhaps the preeminent arborist in the state of Hawaii and who is often called upon to give expert witness in a court of law. General discussion with homeowners about the history of our grounds. There was discussion about the liability of climbing some of our palms where the trunks are bent and narrow. Glenn made it clear that this effort will cover all large trees of our landscaping - including the large plumeria trees - and deal with upkeep, maintenance and replacement.

Mike asked for volunteers to assist Glenn on this committee. Malcolm Mackey, Jon Givens, Diane Hokenson and Barbara Goldberg volunteered to join the committee. Mike said he believed that to date there have been 12 to 14 palms removed and not replaced. Jon Givens suggested we adopt a zero loss policy. **MOTION** by Verne seconded by Annie that we authorize Glenn to proceed spending up to \$2,500 and if the amount is more, to bring the proposal back to the Board. Motion carried by unanimous vote.

Jon suggested we adopt a no net tree loss policy as monies become available and Verne suggested we wait and review the report. Also noted that trees removed because of root intrusion or damage to buildings would be replanted in a new location. Mike concluded that we will wait for the report and then set our policy.

**Public Relations:** Keri Zacher and Ellen Reed – Keri reported that the committee was asked to look into the High Risk issue at the last meeting. They received owner input suggesting 1) that units be inspected on a regular basis and that owners be provided with names of persons who will do this for them and 2) that there be an evening meeting for both owners and renters to view their opinions and ask questions. Keri explained that for now the PR Committee has discontinued due to lack of positive input but she does feel the committee is an important one. Mike thanked both Keri and Ellen for the many hours they've given to this project. Bob McCann noted that as a total community, it is a sad state of affairs when our PR Committee becomes a laborious position. Annie added that we all need to remember to be part of the solution – not part of the problem.

At this point, Keri read a “personal letter” she had written. (copy attached) It presented an overview of the people who choose Molokai, why we are here and what keeps us coming back year after year. She talked about explaining to new owners and guests why we are here and about our rural atmosphere. She would like to see the Board develop a policy to handle stray cats including the establishment of a mediation process for issues that arise. Mike again thanked Keri for her dedication and concern.

**OLD BUSINESS:** Solar Contract Update – Guest Sean Costello – Mike welcomes Sean back and said the contract is now signed by the vendors and will soon be signed by Wavecrest. Sean again explained the basics of the system we will be installing with the 37 KW approved by Maui Electric. There will be 10 KW on each roof of the A-B & C Buildings and 7 KW on the roof of the office. Verne reviewed our current budget figures for propane and our potential savings. Bruce asked about the availability of hot water through the solar system early in the morning and Sean said there is a gas backup system that will take care of it and that we should have more not less hot water. Ke Nani Kai has a very small solar system for their pool lights and common area lights. The other condos do not have solar.

Our contract is a PPA – Power Purchase Agreement. There are two agreements; one for the thermal system and one for the electrical system. Sean believes the permit process will take 90 days and that he expects the project to be installed and completed by the end of September. Jon Givens questioned several paragraphs within the contracts and Sean agreed that changes can still be made. Mike said we will note the suggestions made by Jon and have our attorney John Morris review a final time before the documents are signed by the Board.

As always, there were many questions by owners answered by Sean during this portion of the meeting. The addition of the new pool cover was also discussed which will happen as soon as the system is up and running. Sean said bottom line is that we will produce about 1/3 of what we now use. Mike suggested we table any further discussion and that Jon and Sean will confer after the meeting to clarify any further questions before the contracts are reviewed by Morris.

Mike called for a ten minute break: 10:20 AM to 10:30 AM HST.

**Update Personnel Manual** – Annie said the Board is in the process of working with Gary to update the personnel manuals for all positions and this item will be on the agenda again in June.

**Update Lanai Storage Unit Specifications** – Gary said the specs found on our website have been updated to reflect current building materials used on site.

**Wi-Fi Use Criteria** – Mike explained that we recently had an issue with excessive band width use by a single user. He also said Dave Whitehall can track the band width of each user on the system and there was one connection using 70% of our output. Dave thought it might involve a virus. He suggested we could determine who the user was by turning that particular service off and he did. When the user called to ask why they had no service, David explained the situation and did help the user find a virus causing the problem.

Our Wi-Fi Use Policies are now posted and we ask that you DO NOT download movies. Overall, the system is working better than ever and we appreciate Dave's expertise in keeping us up and running.

**High Risk Components** – Annie reported that the Board is still considering a Resolution concerning High Risk Components at Wavecrest but are narrowing their scope to get started and are considering only including shut-off valves to start. Verne said we need to know the difference between a high risk item and something that is just a nuisance. Jon said it will be important to carefully identify "high risk". It was also restated that the Association does have the right to enter any unit to protect the common elements from damage. An owner asked if the units taken over by WC all had shut-off valves and Mike asked Gary to check. Wavecrest owns the managers unit, B210 plus four other units. Mike reviewed our process for buying these units that we currently rent until the bank officially goes through foreclosure. The banks are responsible for paying Wavecrest the monthly fees but at this time, are not paying. Attorney Morris continues to solicit payment but so far it's turned out to be a waiting game.

**Other Old Business** – An owner has asked the Board to reconsider the rule of beige vs. green lanai carpet. He owns a ground floor unit and would like to replace his green carpet with green carpet as he said the beige carpet shows all the mud tracked in from the lawn area and looks bad where it doesn't show as much on the green color. Mike asked Gary to get the lawn areas in front of the B & C Building lanais reseeded as soon as possible and noted this process has already been started in front of the A Building and that owners there are experiencing good results. This item will be revisited at the June board meeting after seeing what progress has been made. In the meantime, the existing color rule stands.

**NEW BUSINESS: Triple Umbrella Insurance Coverage – Premium Increase** – Our liability umbrella value is now at \$5 million which is standard in the industry. Jon found that we could increase our limit to \$15 million with a premium increase of \$500 and suggested this would eliminate the possibility of a special assessment should a claim exceed our \$5 million limit. General discussion. **MOTION** by Glenn, seconded by Verne to increase our umbrella coverage from \$5 million to \$15 million with an approximate premium increase of \$500. Motion carried by unanimous vote.

**Exercise Room Proposal** – a map was included in the owner packets showing a proposal to provide exercise room space in the storage area at the pool. The proposal was made by Jon Givens and would modify the storage space providing a room for tools and pool chemicals as well as an area for exercise equipment. There was general discussion by owners present; some said they would use the equipment themselves if it were available and others said that guests would like the added benefit as well. Others said the storage room was too small to accommodate both and said there were already facilities in town. Annie said our insurance rep reminded us that any equipment would have to be of commercial quality and Joe Howell said we could put a bike and treadmill in the cabana area on a trial basis to see how it worked out. Verne reminded us that cost of the project could be an issue at this time. Gary reminded us that there will be heat pumps added to the space for the solar project. Mike suggested a committee be formed to make a presentation of all the facts to the Board for their consideration. Malcolm said he will work with Jon on the concept.

**Fire Hoses** – Mike said it's become a question of why we have them if the Fire Marshall tells us the fire department does not need them and would use the hose on their trucks. Some discussion about having

owner/employees train in the use of the hoses which lead to the question of Wavecrest liability. The hoses are in the Reserve on a 15 year program and due to be replaced this year at a cost of about \$6100. Gary thought perhaps we could keep one hose on a wheeled cart. He also reminded us that the space under the stairs where the hoses are now kept is going to be taken up by parts of the solar system when it is built so if we keep the hoses they will have to be relocated.

Mike asked Gary to meet with the Fire Department and have them give us something in writing concerning disposition of the fire hoses at Wavecrest. We will then seek owner input as to whether to get rid of the hoses or keep them and homeowners will make the final decision.

Georgia Olson asked if we had a "Disaster Plan" in place in case of fire etc. Mike said this would be another good committee project with a proposal to the Board. General discussion concluded there is no written disaster plan in place.

**OPEN SESSION:** Mike took time to discuss the Lanai Rules and said our Resident Manager and the Board is charged with enforcement of these and all House Rules. He also said that yesterday 11 lanai violation notices were sent to owners. He also reminded owners that the content of the House Rules is decided by the owners. Annie said that the current HR's re revised two years ago by Connie Albright and her committee and Connie said that maybe it's time to revisit them and see if there are any changes to be made such as allowing a maximum number of pieces of lanai furniture rather than specifically stating what type of pieces i.e. chairs, tables, etc.

Mike also restated that no one is allowed to cut plants or trees on Wavecrest property and that such an act is considered vandalism and is subject to an IMMEDIATE fine to the owner of \$100 to \$250. He also restated there is NO PUBLIC ACCESS to the waste water treatment plant due to serious health issues.

Jean said we still have the problem of guests who check-in late and don't know about the HR's or even how to get in the pool with the number code. Mike acknowledged the problem exists but that it is the OWNER's responsibility to inform his guests and provide the HR's and pool code in their condo unit. Jean also asked why there were no phone numbers on the latest list of owners and Mike stated that due to privacy laws, we cannot make that information available.

Ruth questioned the lanai rules pertaining to plants and how tall they can be and said she is interested in working with Connie on the HR's. Mike said he would like to see a report to the Board for the June meeting but he reminded everyone that any changes must be by owner consensus. Connie will write an article for the next newsletter letting owners know to contact her.

Mike reminded everyone that registration for the Annual Homeowners Meeting tomorrow is 9:30 AM and that there are two incumbents running for a position those being Glen Lawrence and Jon Givens and one other vacant position to be filled when Bob McCann's term expires.

Bruce reminded everyone there are still tickets available for the Homeowner's Luau tomorrow night and Jean said due to Bruce's knowledge of the history at Wavecrest; she felt he deserved an honorary position on the Board as an advisor.

Mike thanked all owners for their participation. There being no further business **MOTION** by Glenn seconded by Verne to adjourn the Regular session and move to Executive Session. Motion carried by unanimous vote. Meeting adjourned at 12:01 P.M. HST. Mike called for a 10 minute recess.

The Board returned from Executive Session and there being no further business – **MOTION** by Bob McCann seconded by Glenn Lawrence to adjourn the Regular Meeting of the Board. Motion carried by unanimous vote and meeting adjourned 12:50 P.M. HST.

Respectfully Submitted

Annie Albritton, Board Secretary

# President's Report

## Board of Directors Meeting

### March 9, 2011

**Update on Solar PV System/ Water Source Heat Pumps** – Sean Costello has informed us of his investors' approval of our solar powered heat pump project. Essentially we will minimize the use of expensive fossil fuel (propane) in bypassing our water heaters by utilizing heat exchangers fueled by the sun. Sean is on our agenda this morning to further discuss the timeline for this project as well as pool heating.

**Propane Update** – Propane again increased in cost last month, and due to the world petroleum market, we are told to expect further increases in propane costs as the year progresses. We currently are paying \$4.38 per gallon. The current cost is \$0.54 per gallon more than March 2010.

**Waste Water Treatment** – Shane Mokiao our new WWTP Operator was hired in January 2011. Gary Gonder reports Shane is tackling his new duties with enthusiasm and accuracy. Our WWTP manufacturers rep, Mike Olson has been on-island twice recently to provide hands on training for Shane.

**Rental Update** – We utilized two units for the carpet layers during the installation process in January and February. Gary is coordinating additional rental opportunities with our local property manager.

**Open Stairway Replacement** – The stairway project was completed in mid-January and was approved by the County Building Department in conformance with county code.

Upon petition by your board, the county planning commission exempted the Special Management Area (SMA) fees for this project.

**Carpet Replacement** – Our re-carpeting project completed successfully in mid-February. Shipping delays by Young Brothers, which impacted the open stairway project as well, pushed back the contractor's original estimated completion date.

**Painting** – As reported in December, the Wavecrest staff will complete unit hallways, the cabana and the office buildings "in-house" to contain costs. Painting these areas will take place following 'high-season' in order to minimally disrupt homeowners.

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**Reserves** – Between painting, carpeting and stairway replacement, we spent approximately \$207,000 of our reserves during the past four months. By carefully maintaining prudent HOA dues allocations over the past 7 years, the jobs were completed without additional homeowner assessment. We now are in the accrual process, building necessary funds to pay for the expensive Parking Lot and Driveway Asphalt Overlay Project slated for 2013. Current estimates (without major increases in asphalt pricing) peg this project at \$201,000. Verne will spend time with you today reviewing his professional opinion and outlook on the subject.

## Secretary's Report

March 9, 2011

Since our last regular meeting of 12-2-2010, the Board has received inquiries from and/or sent correspondence to the following owners:

C108 Cathy Felkins – on 12-16-2010 email concerning cats behind the C Building.  
12-21-2010 email asking about the status of WC grocery bags.

C311 Bob Laszewski – on 12-30-2010 email circulated to the board and a list of other owners concerning barking dogs behind the C Building.

A204/205 Lee Mathias – on 2-17-2011 email discussing pool deck project

1-1-2011 email photos received from owner concerned about gardening quality issues.

Other correspondence generated by the office and sent to all owners included the following:

12-6-2010 - Notice for new washers and dryers

12-10-2010 - Status of stairway replacement project

12-21-2010 - Posting of new office hours

1-26-2011 - Homeowner luau tickets on sale

Respectfully Submitted,

Annie Albritton

Board Secretary

## **Managers Report For Wavecrest Board Meeting 3/9/2011.**

### **Buildings:**

- New laundry room equipment installed on December 2<sup>nd</sup>, the cost will be lower by 8%: \$1.50 to wash and 0.50 for each 15 minutes to dry. Drying time would be the same at 45 minutes with the option for additional drying time at 0.50 for 15 minutes.
- The fire hoses we have under the stairways are not needed according to the Fire Inspector or our insurance company, the owners will decide if the hoses will be removed.
- Changed coke machine from bottles to cans, lowered the price from \$1.50 to \$1.00
- Dish TV upgrades have been installed on all three buildings
- Rebuilt uncovered exterior stairways to comply with code.
- Hired new part time security guard (Mason Kansana)
- Platforms to raise the wash machines have been ordered
- Replaced a number of handrails and pickets preparing for painting work
- Submitted SMA permit application for stairway repairs, repairs completed
- Checking license and insurance status of all contractors doing work at Wavecrest
- Repaired building C boiler, all boilers are online in all buildings
- Rented the office apartment
- Test fire alarm panels monthly on all buildings
- Ordered exterior carpeting (Wintergreen) , Installation Completed
- Painting of all buildings has been completed
- Bug Man sprayed exterior of buildings and office bi-monthly
- Reset all boilers down to 120 on primary and 110 degrees on secondary
- Repaired water damaged drywall and leaking cast iron pipe in unit C-212

### **Grounds:**

- Coconut trees trimmed 12/2010
- Replaced 14 irrigation heads
- Ordered new lawn tractor and trailer
- Ongoing irrigation testing and repairs
- Fertilized all lawn area every 4 months
- Purchased small gas blower to clean lanai's after mowing grass

- Restriping parking lot lines
- Reset irrigation timers seasonally
- Emptied and cleaned pump house
- Replacing walkway lights as needed
- Installing cinders in planter areas
- Repaired two 3" pvc irrigation lines
- Install new pressure regulator valve on main line 70 psi

### **Wastewater treatment plant**

- Remove bushes, trim trees and organize compound
- Hires new operator (Shane Mokiao) he is working out very well
- Setup weekly testing schedule for lift station phone line, pumps and control panel
- Test both backup generators weekly
- Replaced blower # 2
- Installed additional security locks on blower shed
- Installed 2 new lift station pump, one 1hp and 3 new float switches
- Clean lift station weekly
- Tested and replaced battery in backup generator
- Clean and service Tanks A,B & C daily
- Wasting holding tanks A,B & C monthly
- Pumped lift station and replaced both pumps

### **Swimming Pool and Cabana:**

- Installed new sand in pool filter
- Installed 36 new solar torches around pool and ocean front hedges
- Backwashing pool to maintain Cyanuric acid level
- We check and clean the pool and cabana area daily
- Installed Push button programmable locks and new gates at pool, the code has been emailed and mailed to all owners and property management companies.
- Removed old pool filter and cleaned pool equipment room

### **Summary and Pending Board action:**

1. Painting went very well and has been completed
2. We have towed 1 car but parking violation are way down
3. Overall condition of the property is very good and we plan to make it as good as it can be
4. New pool decking installation will be scheduled at a low occupancy time in 2011. Pool and cabana area will be shut down for approx 5 weeks. Board will approve construction date and we will notify all owners at least 45 days prior to starting work. The contactor said the job would take about 45 days to complete.
5. I plan to move the BBQ's outside the pool area on the concrete slab during pool deck construction and with board approval, replace the 14 year old BBQ's with new ones. Replacement cost for PGS 36" BBQ's approx \$ 3358.00 each plus shipping.  
[http://www.shopperschoice.com/item\\_item\\_363462.ht](http://www.shopperschoice.com/item_item_363462.ht)

# WAVECREST RESORT PALM TREES

Wavecrest Resort currently has 70+ coconut palm trees on the property. Following are listed just a few considerations with regard to these trees and the interests of the AOA:

## IMPACT

Virtually every visual or audible impression of Wavecrest is affected by these coconut palm trees—from the welcome they give along the tree-lined entrance, their grace and elegance as anchor for the grand courtyard grounds landscaping, to the soothing relaxation of the fronds swaying in the tradewinds along the oceanfront. The trees affect each homeowner's enjoyment of their units, as well as the property values. It would be impossible to imagine Wavecrest without these palm trees.

## SAFETY/LIABILITY

Alas, with all the good these coconut palm trees bring to Wavecrest, they also represent safety/liability issues--from falling fruit, fronds and care/tree climbing concerns.

## FINANCIAL VALUE

According to many expert opinions, the current dollar value of replacing a coconut palm tree by a landscape professional ranges from \$100-\$200/foot of vertical height. Add to that the cost to transport trees to the resort, as well as labor costs to remove old trees and replace them with new growth, it is not hard to understand each tree may be valued at thousands of dollars! (As an example, according to Gary Thompson of CleanGreen Landscaping on Maui, the cost to plant a 10-foot coconut palm is currently \$1500-\$2500.)

## ALTERNATIVES TO CURRENT TREES

It is known that there are more than 2000 types of coconut palm trees in the world. Not all these trees bear coconut fruit; not all these trees can be grown places such as Wavecrest. Growth rates and care concerns/costs vary from one type of tree to another, and not all these trees offer positive visual/audio benefits the current trees provide.

## REGULATORY CONCERNS

There may be SMA permits/requirements involved when it comes to removing/replacing existing trees, especially as old as those on Wavecrest grounds. This may also be true of trees located close to the waterfront, or if ALL the trees were removed/replaced at one time.

## PROFESSIONAL EVALUATION

Given these facts and the total dollar value of the coconut palm trees on Wavecrest grounds being in excess of \$150k, it seems the prudent action for the AOA to consider would be to hire a professional arborist to report on the current condition of the trees, the care requirements and the possibilities/options for replacements of the types we now have.

It's not about the roosters, the feral cats, or the barking dog. It's about people. It's about where we have chosen to live either part or full time. I constantly hear and know it to be true for myself that we are drawn to and love Molokai because of her uniqueness. Think about what makes Molokai unique...her ocean, her aina, her people, her aloha. Think about how it feels to return after being gone. Think of your first AHA moment back...for me it is the trades hitting me full on at Ho'olehua Airport, the smile and wave from someone who recognizes our orange Element, the view mauka just past Kamalo. We all have many things that keep us coming back or make us want to stay or else we wouldn't be here.

Given that, I am saddened and embarrassed to learn there is a small group of people bothering the police here on island and Maui County personnel over a barking dog. Wavecrest has been here a little over 30 years. Families like our neighbors the Kalipis have been here for hundreds of years. I resent these few owners taking a position that by default paints a negative picture to the community at large of all who own at Wavecrest. This type of action is like a pebble dropped into a still pool creating circles of pilikia that expand. It may be in accordance with Maui County law to take this negative action, but as the Hawaiian value stresses is it pono, or is it right? I think not. Perhaps another option is to paint a realistic picture for the vacation renters who come to Molokai. Suggest they watch the "Wild Within" show that shows the subsistence side of Molokai's hunters and their dogs. Tell what keeps you coming back to Molokai, and prepare them for its rural atmosphere. Take a novel approach to prospective renters...tell the truth about Molokai.

Lastly, I want to address the board. Being a board member is difficult, no one will argue that. The board that has been serving Wavecrest since I have been a homeowner has done an amazing job and I commend them with kudos and mahalos too numerous to count.

None the less, there is always room for improvement. I would like the board to establish a procedure to handle situations such as the cats. Often the board's responses were reactionary, not part of an established process. This particular issue had many layers of verbal interpretation. It was not a simple matter of following the stated by-law. There were also different perceptions about the actual problem. Complicating the situation was and still is the current animal control challenges on Molokai. I would hope that complaints of this nature in the future require substantiation and documentation. I would also hope that the board uses some type of mediation model insuring a win/win solution for those involved. Molokai has an established mediation program available for use. Mediation is a powerful tool, and offers a consensus reached solution.

We all have be drawn to Molokai because of her uniqueness, I want to be a positive player in keeping that uniqueness alive and doing my part to kokua actions and words that are part of that goal. My hope is for Wavecrest to do the same.

Respectfully submitted

Keri Zacher