

## **Roll call from October 3, 2023 BOD Meeting:**

### **All directors were present.**

A207/208 Jack Thornton  
A101/B102 Martha Strock  
A102 Werner "Rod" Huck  
B310 Kimberly Dutton

### **Homeowners Present:**

C213 Michael Peters  
B309 Scott & Jayne O'Dell  
A101 Neil Strock (Arrived 10:10 a.m.)

### **Homeowners via Zoom/Phone:**

A112 JoAnn Van Vliet  
A110/A308 John Scriver  
A209 James Kelly  
A307 Janet Herbruck  
C203 Dick & Anne Flipp  
C116 Mark Scarpelli  
C110 Glenn Dutton  
A214 Colleen Simon  
C209 Chris Harder

## **10/3/23**

- **Meeting Called to Order** by President Jack Thornton 9:07AM HST
- **Motion to accept June 9, 2023 Minutes** as submitted 3 Yes 1 Obtain
- **Presidents Report** – Verbal comments
- **Treasures Report** – Martha Strock

### **Aug #'s**

Revenue slightly up

Expenses down

Water use way down- 8k down on water expenses from last year

We have a budget surplus

609k to 719 K this year plan to add transfer to reserve funds.

Discussion on CD rates, time of roll over.

- **Managers' report:** Zaida: stands as written

- **Budget discussion opened:** Jack Thornton

- **Budget Recommendations-** Martha

Hawaiiana projections based on the last 12 months.

Building repairs/grounds —Martha projects higher than recommended

We do in house which costs far less than contractors

\$20/month increase

Reserve fund to be presented in Dec

- Updates Reserve: Jack

- **Motion to Accept Budget –** Martha Strock

- **Motion seconded-** Kim Dutton

- **Unanimously approved-**

- **Motion to Raise HOA Fees \$20.00 per month:** Martha

- **Second:** Kim

- **Unanimous Approval**

#### **Open session Called – Jack Thornton**

- **Question Mike:** What interest rates are we getting on Reserves?

- **Response Martha:** 4 1/2 %, Martha is Reviewing Rolling over CD's as they come due

- **Question:** Joann: Why increase of dues?

- **Response:** Martha: Dues last yr were \$5 increase. We need a \$20 increase to address forthcoming projects & retain and continue to reserve ratios.

- **Question:** Jack: BOD what can we do to decrease future expenses.

- **Question John Scriver** do dues address transferred electric now being shifted to owners

- **Response Jack:** Previous partial dues amounts address previous electrical use. Previous owner use was totaled and then divided by the number of units, and simultaneously individual unit dues were then lowered (as required by law) by an average amount, and electrical use was then billed per unit use. That particular adjustment is permanent and no longer subject to adjustment.

- **Question:** Dick Flipp: Have we gone to LED?
- **Response Jack:** Yes & other lighting saved.
  
- **Question:** Chris Harder: Lights outside blind into bedroom. Motion sensor needed. On grounds need less intense lighting to be less intense.
- **Response Jack:** We'll look at this. Also replace lights in cabana, noted there are minimum luminosity standards for safety.
  
- **Question:** Chris Harder: Fires on Maui have brought attention to developing and revisiting a fire plan.
- **Response Jack:** Great recommendation. We will have Fire Dept. come out to train staff.
- **Response:** Kim: Recommended doing presentation of fire safety plan at annual meeting.
  
- **Statement Joann:** Wanted to have it part of the record that she feeling harassed by ongoing fine dispute

### **Projects in process.**

**Jack provided updates**

Testing locking system for office/pool-We can make access easier  
 Hawaiiell WIFI is going well; cost is approximately \$49/mo & Integrates with Roku. Live TV

When Requested WC comes in to address plumbing controls -we have done approx 25% of units

- **Question** regarding status of A unit in disrepair, unit is in limbo  
 It has not been foreclosed
  
- **Question Anne-** Asked about the water treatment plant update. Grant money available
- **Answer Jack -** Ted John's will advise to us with new technologies  
 Jack is meeting next week with one party & looking at 2 others.
  
- **Statement:** Jack discussed —parking lot replacement

Was recommended that for further information and updates see the Managers report

**Motion to Adjourn to Executive Session**

- **Martha: Motion**
- **Kim: Second**
- **Unanimous**
  
- **Motion to Adjourn Executive Session: Martha**
- **Second: Rod**
- **Motion to Adjourn: Martha**
- **Second: Rod**
- **Unanimous**