

**AOAO WEST MOLOKAI RESORT CONDOMINIUM  
REGULAR BOARD MEETING - MINUTES  
MARCH 13, 2007 – 9:00AM  
ON PROPERTY**

**OLD BUSINESS**

1. Welcome and Introductions:

President Harvey Fox called the meeting to order at 9:00am and greeted the owners in attendance on behalf of the Board of Directors. Introduction of Board and Castle to all homeowners:

Board members present: Harvey Fox, George Williams, Jim Drehle, Eva Lock, Rick Siler.

By invitation, Castle representatives: Afa Tauetia, Dean Yamamoto, Mark Bandsma, Renette Carpio.

Homeowners present:

Homeowners present: Krista Siler (2186), Connie Fox (8B), Ells and Irene Henderson (2223), Jeff and Rika Kent (3B), Rick and Suzy Joy (8A), Margaret (Betsy) Thompson (2133), Kevin Donnelly (2252 & 1236), Steve Jaquess and Emanuela Vinciguerra (2192 & 2203), Terry and Barbara Kyte (2155), Inez Williams (2134), Joyce DeLuna (1145), Paul Riggs (2162), Jack Boyd (1152), Carrie Thomas (2132), Cheryl and Larry Andresen (2242 & 2231), Pat Stolmeier (1252 & 1253), John Parsons (2212), Ray & Jane Johnson (2235), Dale Matlock (2146).

2. Approval of Previous Board Meeting Minutes, November 10, 2006:

President Fox asked if all Board members reviewed the minutes and if there were any changes.

**MOTION: Eva Lock moved to approve the November 10, 2006 meeting minutes as submitted. The motion was seconded by Jim Drehle and passed by unanimous consent.**

3. Next Meeting Dates:

- a. Board Meeting – Friday, November 9, 2007, 9:00am at the Maunaloa Theater
- b. Annual Meeting – Saturday, November 10, 2007, 9:00am at the Maunaloa Theater

4. Treasurer's Report 2006:

Treasurer Drehle reported that all maintenance fees for 2006 are current with the exception of one unit.

5. Grounds Report:

- a. Palm tree contract – Vice President Williams reported that there is only one company on-island that handles tree trimmings. The contract calls for bi annual trimmings however there have been some delays. We will get back on schedule with the cutting of the palm trees.
- b. Plantings and fertilization schedule – Vice President Williams stated that the lawn was fertilized in October '06 and will be fertilized again at the end of March. There have also been some plantings in the back of building 20.

6. Building Report:

- a. Roofs (status, products and contractors) – Member at Large Siler reviewed that at the last board meeting, 'Future Roof' was tentatively selected as the roofing product for the project. Since then, the board has clarified the concern over the manufacturer of Future Roof and reiterated that the AOAO would have only considered purchasing the product direct from Future Roof and not Interlock of Hawaii. A few board members met with representatives from Tropical Roofing of Hawaii and last month and discussed other material options. Once the board has narrowed the choices to three (3), it will be presented to the homeowners to vote at the annual meeting in November.

In the meantime, Tropical has agreed to help maintain our roofs while alternatives are being researched. If owners notice any leaks, they should report it to Afa so a repair can be scheduled as these roofs are being repaired on an as-need basis.

- b. Stairs – We have made lots of progress with the stair project however there are still some stairs that need repair so this is an on-going process. The staff has basically used all of the supplies for the repair but Afa stated there are a few stair material left.
  - c. Berms – This project will be completed this month.
  - d. Paint – Afa and John have been inspecting the buildings to assess the most troubled areas and determine which buildings need painting first. John has been doing a great job and the board is pleased with his work. Rick also stated that the number one goal with the painting project is to ensure any dry rot is addressed and repaired before painting commences.
  - e. Bees – We have had a chronic problem with bees in our buildings; recently Afa climbed into one of the attics and discovered a very large honeycomb. Afa had to excavate the honeycomb to get rid of the bees.
  - f. Parking lots – Rick stated that this project has been deferred for the time being.
7. Leonard Garaganza – Personnel issue discussed in Executive Session.

## **NEW BUSINESS**

### 1. President's Report:

President Fox stated that Eva Lock has chosen to resign from serving on the board to focus on personal projects. Thank you Eva, for your years of service to the board and the homeowners at West Molokai Resort Condominiums.

As a result of Eva's resignation, the board appointed Barbara Kyte to fill the rest of Eva's term, which expires November 2007. This position will then be open to nominations and an election at the annual meeting.

### 2. Treasurer's Report 2007:

- a. End of year finances – Treasurer Drehle reviewed the financial report for the period ending 12/31/06. Income was \$709,000 which was attributed to \$660,108 collected in maintenance fees and \$24,063 in interest. Expenses for the year amounted to \$604,504 in maintenance expense and reserve fund expenses of \$6,679. This resulted in a reserve fund increase of \$98,721 for the year against a targeted reserve fund increase of \$44,144.
- b. Checking account, member's equity and reserve fund – Jim reviewed the balances in these accounts/funds. Total reserve fund balance is \$965,635.

**MOTION: Jim Drehle moved to transfer the balance of the member's equity to the reserve fund. The motion was seconded by George Williams and passed by unanimous consent.**

**MOTION: Jim Drehle moved that when operating funds are tight, the board will approve the transfer of funds from the reserve fund until the operating fund is stable and repayment to the reserve fund can be realized. The motion was seconded by Barbara Kyte and passed by unanimous consent.**

Jim also stated that all of the revenue for the locker (closet) rentals is current. There is only one available (by 2B) for \$6.00/month. Thank you to Connie Fox for the upkeep of the closet inventory.

- c. Insurance – The board has been working with the AOA's insurance agent Sue Savio to get the best rates on the insurance coverage for the buildings, but will also look at other bids to ensure we will procure the best cost for the association. Chuck and Carol Webb will be heading an ad-hoc committee to search for good rates.

### 3. Buildings:

President Fox reiterated that the board will be assembling as much information on the roofing project to present to the owners for voting at the November annual meeting. There will be 3 or 4 products available to vote on. Based on the result of the approved product, the board will then procure bids from contractors for that specific product.

President Fox encouraged owners to provide feedback and suggestions for roofing products before June 1<sup>st</sup>, 2007 to give the board sufficient time to research.

### 4. Grounds:

Nothing new to report.

### 5. Committee Reports:

- a. Web site (Rick Joy) – Rick reported that the web site is up and running and can be visited at [www.kepuhi.com](http://www.kepuhi.com). The approved minutes from the last board meeting will be posted along with annual meeting information. If owners have any suggestions for the web site, please let him know.
- b. Pool (Eva Lock) – Eva reported that we are still having problems with algae in the pool. She has been having problems with getting a response from James at the Molokai Ranch. Harvey added that the AOA and the Ranch has a cross easement agreement where the Ranch agreed to pay 60% and the AOA pays 40% however the Ranch is not abiding by this agreement. The board acknowledges that this problem needs to be resolved as soon as possible but the Ranch is slow in responding to the repairs. Ideally, the pool should be drained, the algae treated, pool painted and then sealed.
- c. Lanais (George Williams) – Lanai committee recommendations 1) Keep house rules and enforce them; 2) Load bearing fixtures attached to the buildings in the common area of the lanais need to be removed. Outside wire and plug in fixtures should be removed as well as pictures on the wall.
- d. Fire hoses (Rick Joy) – Rick reported that the two hoses were purchased and ordered and they will decide where to put them once it arrives.
- e. Quiet Hours Sign (Dale Matlock) – Dale reported that he is currently waiting for a quote on the tile and he will be creating the design.
- f. November meeting (Barbara Kyte) – Barbara discussed different entertainment options for the owner's welcome reception. Although Moana's Gracious Ladies have entertained us so well in the past, perhaps the owners would welcome a change by considering the Ukulele Guild from Maunaloa School.

**MOTION: Barbara Kyte moved to utilize the Ukulele Guild for the homeowner's pot luck entertainment in November, donating the \$350 to the guild, toward the music program for the children of Moloka'i. The motion was seconded by George Williams and passed by unanimous consent.**

The dinner at the Lodge will cost \$43 per person (same as 2006). The new upgraded menu has been received. Barbara will follow up with Teri at the Lodge to confirm the menu as well as meeting place reservations.

7. There being no further business, the regular session board meeting was adjourned at 10:15am by President Fox.

The Board provided an Open Forum for owners to answer any questions.

The Board then briefly called a brief Executive Session to order at 11:30am and adjourned at 11:42am.

Respectfully submitted by,

*// Barbara Kyte*

Barbara Kyte, AOA Secretary

BK/ralc