

UNAPPROVED MINUTES  
 HALE KAMAOLE HOMEOWNERS ASSOCIATION  
 BOARD OF DIRECTORS MEETING  
 Thursday, June 25, 2009

DIRECTORS PRESENT: Joe Hess, President, units #271, #329; Bruce Gebhardt, Treasure, unit #236; Donna Desmond, Vice President, unit #269; Directors Erik Engdahl, unit #311; Loren Winterscheid, units #102, #276; Terry Pennington, unit #112; Karl Meiser, units #150, #214, #253; Mark Lane, Secretary, unit #309.

Board Member absent: Betty Beggs, unit #325.

Association Members Present: David Desmond, unit #269; Peter Yaksic, units #147, #344; David & Pauline Fitzgerald, unit #164; Brenda Lane, unit #309; David Moomaw, unit #118; Brian & Sharon Warner, unit #117; Anthony & Marcia Suryan, unit #205; Dan Grubb, #230; Karen & Bob Newton, units #239, #162, #250.

ISSUES	DISCUSSION	ACTION
Roll Call and Minutes Approved	President Joe Hess called the Board of Directors Meeting of the Association of Apartment Owners of Hale Kamaole to order at 9:00 a.m., June 25, 2009. The Notice of Meeting was posted in accordance with the bylaws. Minutes of February 14, 2009 were approved as presented.	MOTION: Engdahl/Desmond Approve minutes of Feb. 14, 2009 as written. Vote: Unanimous
Presidents Report Paradise Estates	Mr. Hess gave an update on Paradise Estates (lot #132). It appears that building will be postponed indefinitely due to a shortage of funds and financing is unattainable at this time.	Action: Owners will be apprised of further changes in the future.
Sidewalk status	Mr. Hess reported that the survey has been completed and the project is now in the design and planning stage. It is expected that the bids for construction will be released in August with a response time of ninety days. The final construction date will be selected after bids are received.	Action: No action necessary at this time.

Tenting	Mr. Hess stated that many owners have been asking about tenting scheduled in September 2009. He advised them that there has been adequate notice given in the Minutes with specific dates and the information is posted on Hale Kamaole web page.	Action: Owners need to make sure that there is access to storage units.	
Treasure's Report "Rollover Resolution"	Mr. Gebhardt moved that the Board adopt a Rollover Resolution. Financial results for Hale Kamaole from April & May 2009 were distributed. He talked about each category and answered questions from owners present at the meeting. The report is included in the Minutes.	MOTION: Gebhardt/Desmond That the Board adopts the Rollover Resolution. Vote: Unanimous	
Minutes via E-mail  Modifications to Reserve Study	<p>Mr. Gebhardt recommended that the Board approve a motion to electronically send the Minutes via e-mail and that they also be posted on Hale Kamaole's website (HaleKamaoleAOAO.org). He encouraged owners to submit and verify their e-mail addresses with Mr. Pennington at the office. Owners who so request will receive Minutes in the mail.</p> <p>Mr. Gebhardt distributed a list of recommendations to modify the Reserve Study. Discussion was held regarding the fourteen proposed changes and Board members agreed to adopt all except the last one on the list which states "include entry door, lanai door and window replacement in structural category". Clarification of responsibility for lanai doors and unit windows is needed prior to addressing this item.</p>	<p>MOTION: Gebhardt/Pennington That the Board approves the recommendation. Vote: Unanimous</p> <p>MOTION: Gebhardt/Engdahl That the Board adopts 13 modifications. Vote: Unanimous</p>	
Secretary's Report	Mr. Lane reported that three Board members are up for election this year. At this point, more proxies are needed to reach a quorum. It is necessary that all proxies be submitted	Action: Owners send proxies as early as possible prior to Annual meeting.	

<p>Maintenance Report</p>	<p>by 4:30 pm two days prior to the Annual Board meeting.</p> <p>Mr. Yaksic gave a brief report about ongoing maintenance of projects on the property and reminded owners to make a key available to storage units in September for tenting purposes. A complete list is included with the Minutes.</p>	<p>Action: Information only.</p>	
<p>Aesthetic Report</p>	<p>Mrs. Desmond, chairwoman of the Aesthetic Committee, reported that there have been numerous complaints about boom boxes and noise at the Kamaole Beach park, especially from tourists. She has contacted the Maui police department several times, but they do not respond in a responsible way. Mr. Hess agrees that there needs to be more action taken by the police. He also mentioned that owners couldn't do business out of their condo. More research will be done on this matter.</p>	<p>Action: Mr. Hess will write a letter to the Maui Police Chief concerning the problem.</p>	
<p>Adjournment</p> <p>Next Meeting</p> <p>Submitted by: Lee Grossi Recording Secretary</p>	<p>Meeting adjourned at 10:00 a.m.</p> <p>June 27, 2009, 9 a.m. Trinity By the Sea</p>	<p>MOTION: Engdahl/Pennington Meeting adjourned. Vote: Unanimous</p>	