

**AHUIMANU HOME OWNERS ASSOCIATION**  
**Board of Directors (BOD) Annual Meeting**  
**AHA Clubhouse, 47-332 Hui Koloa Place, Kaneohe, HI 96744**  
**Sunday, September 10, 2017 at 2:00 PM HST**

**Minutes**

1. Call meeting to order / roll call
  - a. Meeting called to order 2:01 pm.
2. Establish a quorum is present – 26 total present or proxies required
  - a. Quorum established with >40 proxies, 7 members present and 5 BOD members present, note 26 required for quorum. BOD members present- John Foster, Phoebe Nikolakakis, Margo Vassar, Brian Benton, Bill South. Absent Robert Timm, Garret Jones.
3. Review and approve the 2016 AHA annual meeting minutes
  - a. Motion to approve 2016 AHA annual meeting minutes by Brian Benton, seconded by Phoebe Nikolakakis, approved unanimously
4. President's report
  - a. President's report presented by president of the BOD John Foster (see separate document)
  - b. Motion to approve 2017 AHA presidents report by Brian Benton, seconded by Phoebe Nikolakakis, approved unanimously
5. Treasurer's report
  - a. Treasurer's report prepared by Ed Kemp, AHA bookkeeper and presented by Margo Vassar, AHA secretary treasurer (see separate document)
  - b. All but 4 homes up to date on annual membership dues, 3 of 4 are being addressed. Discussion on keeping annual fee's at \$375 for 3018 and likely increase to \$400 for 2019
6. Discuss / approve 2018 AHA budget
  - a. Budget overview by John Foster and Ed Kemp (see separate document)
  - b. Discussion of re-institute rules of conduct for clubhouse rentals as some members have been renting clubhouse for personal profit which is against rules and intentions of the HOA.

- c. Discussion of looking into tree removal insurance
  - d. Likely need to address unstable water level in baby pool, searching for plumber with pool experience
  - e. Mention of drop in savings reserves from extra projects as described in presidents report
  - f. Motion to approve 2018 AHA budget by Brian Benton, seconded by Bill South, approved unanimously
7. Discuss potential improvement projects
- a. Clubhouse repairs / additional lighting
    - i. Anti mold needs/will consider an organic cleaning option
  - b. Playground in the common area
    - i. Question if needs removed due to rusting, likely not
  - c. Additional security cameras
  - d. ADA-compliant wheelchair access ramp from parking lot
    - i. Ideas discussed
  - e. Other
    - i. Discussion of repair/replacement of 'No Trespassing' sign about Board of Water easment
8. Items for discussion
- a. Non-judicial foreclosure
    - i. Discussion of what to do about HOA member who continues not to respond to notices to pay annual dues. Decision made to continue current approach and not begin at present non-judicial foreclosure
  - b. Other
    - i. Discussion of tree removal expectations of HOA and members
9. Reaffirm Board's intent to resolve AHA issues via email
10. Adjournment
- a. Next year's meeting 2<sup>nd</sup> Sunday of September 2018- September 9<sup>th</sup> 2018
  - b. 3:14 pm adjournment