

AHUIMANU HOME OWNERS ASSOCIATION
Board of Directors (BOD) Annual Meeting
AHA Clubhouse, 47-332 Hui Koloa Place, Kaneohe, HI 96744
Sunday, October 7, 2018 at 2:00 PM HST

MINUTES

1. Call meeting to order / roll call 2:01pm by John Foster
2. Establish a quorum is present – 26 total present or proxies required, ~45 proxies received. Board members present- John Foster (JF), Phoebe Nikolakakis (PN), Margo Vassar (MV), Garrett Jones (GJ), and Brian Benton (BB), present from board (Absent Robert Timm, Bill South).
3. Review and approve the 2017 AHA annual meeting minutes, copies shared, reviewed motion by BB, GJ seconded, no further comments, all Ayes, no opposed, minutes will be signed. Website reminder given (google ahuimanu homeowners association)- bylaws, rules and regs etc. online
(<http://myassociationsite.com/page.jsp?property=ahuimanu&page=home>)
4. President's report by JF, copies shared (see scan at end of report), contents reviewed, maintenance highlighted, member fees reviewed, clubhouse rentals reviewed (10 pm is when events need to be quiet), additional issues including tree issues reviewed, hurricane coverage discussed, slightly below budget at ½ year point, consideration of increasing annual fees mentioned (to be discussed later in meeting), tree falling issues, audit mentioned, security upgrades being considered
5. Treasurer's report discussed (see scan at end of report), one person has lien last year, they still haven't paid. Typically it takes about 2 years before association files a lien. Motion to approve reports by BB, PP second, unanimous approval
6. Election of officers and board members, BB moved and MV seconded to keep current board, no one volunteered to join , officers to stay same BB moved, GJ seconded

7. Discuss / approve 2019 AHA budget (discussed after 9a, 9b)
 - a. Ground maintenance stable, landscaping costs reduced about 5% few years ago, bookkeeping fixed cost, audit, tax returns, waste removal fixed, legal fees, water bill less since leaks are fixed, electricity, phone line, insurance...
 - b. Current deficit brought up, even increase in fee won't cover
 - c. SUGGESTION from member about increasing clubhouse rentals
 - d. Discussion if there is a required minimum for reserve, answer not for community association like us but we try to follow requirement for condos, goal with budget changes to keep flat balance. Concern that handicap ramp wouldn't be covered but with clubhouse budget with our being under budget it could still work
 - e. Playground equipment brought up, wearing out, needs removal
 - f. Lighting for parking lot brought up, update fixture for LED elements, would like to check the costs, G volunteered to check pricing
 - g. Motion to approve 2019 budget made by, GJ seconded, unanimous approval

8. Discuss potential improvement projects
 - a. Clubhouse repairs / additional lighting GJ will research
 - b. Additional security cameras discussed
 - c. ADA-compliant wheelchair access ramp from parking lot, see 7d, considering ramp for driving up... PP&GJ will research pricing options

9. Items for discussion
 - a. Increase annual maintenance fee- Ed Kemp and BB discusses dues in 1964 was \$60, and over years has increased to current amount. Cameras discussed- why needed, what would we do with the info, what is the increased value. motion made by BB to increase annual dues, second from GJ unanimous approval.
 - b. Increase cost to rent the Clubhouse discussed, we cost several hundreds less than equivalent, increase the party fee from 100-200. Motion made by BB to increase, second from GJ, 3:30 a motion addended to change total deposit to 400\$ instead of 300\$. Unanimous approval for Jan 1, 2019
 - i. Association will mail out invoices and update website by Nov 15th as membership fee increase needs 30 day notice, anything booked between now and mailing will be the old fee/deposit
 - c. Drainage ditch behind Hui Nene and Hui Io, ditch described, not sure who owns but included in back of Hui Nene home owners property but debris from Hui Io owners coming into ditch, it had never been cleaned. Big Question- WHO OWNS THE DITCH...it's on private property but it's an easement, but who owns it is the question, PP will check escrow documents

- d. Increase in pool maintenance costs- 45% increase in fee, 2x week visits (letter from company attached, see scan at end of report)
- e. Mr. Alan Shiroma of 47-421 Hui Io (1940nellaaa@hawaii.rr.com) brought item of concern for discussion. There are multiple overgrown drainage ditches he has noted throughout neighborhood in areas adjacent to our homeowners associate and has written DLNR about the need for them to be addressed. Our association we will write letter to DLNR , and appropriate legislature in support. (for his letter see scan at end of report)

10. Adjournment 3:38pm