

Ahuimanu Homeowners Association 2014 Annual Minutes

1. Meeting called to order at 2:00 PM on September 28, 2014.

2 Quorum was established and BOD members present. Brian Benton, John Foster, Garrett Jones, Bill South and Phoebe Nikolakakis. Matt Locey was excused. 31 members or proxies were present.

3. President's report was presented. The state of the AHA was noted and a report on the foreclosure proceeding was presented regarding the Hui lo Place vacant home. It was stated that the foreclosure of a member's property was closed and the AHA did not lose money on the transfer. Trees were still an ongoing issue and that we were actively addressing these issues.

It was also reported that after years of negotiations the vacant lot that has never paid any association dues was finally transferred out of the Association and we received 10 years of future lost dues as well as a settlement for past dues, payment of attorney fees, CC&R document changes and the costs related to the transfer were paid for by the owner of the lot that transferred out of the association. This was a substandard lot that could not be built on by AHA rules and the C&C zoning code as part of the AHA. The transfer allowed to owner to build on the lot. The AHA thanked the Treasurer, Ed Kemp, for his long efforts in resolving this matter and reaching a substantial settlement that benefitted the AHA financially.

Members were reminded that the AHA documents, financial reports and approved minutes are on the Association website, AhuimanuHA.com. Finally we have installed a new security system that has cameras that cover the clubhouse grounds. These images are stored and recovery of issues can be recovered if necessary for approximately three months after the date of recordation. Members may log on to the camera system.

4. Treasurer's report was given and the financial statement shows the AHA is in very good financial condition and the AHA dues will not be raised for the year.

5. Nominations for new directors were asked for and two submitted their names for consideration. The AHA requires the nominee to be a member of the Association and be on title of their deed. Margo Vasser and Dan Bender were the two nominees. Discovery showed that while Mr. Bender has lived in the AHA for many years he is not on title. Margo Vasser was approved. The AHA appreciates Mr. Bender's being a participant in the AHA and volunteering to continue his efforts in helping the AHA.

6. Old Business: None

7. New Business: General discussion regarding the AHA BOD procedures and maintenance of the grounds. What can the AHA do about neighbors that appear to violate the rules regarding cars, yards and other matters of concern. We pointed out that while the BOD tries to help, the police should be contacted about cars parked illegally, maintenance of their neighbors yards and complaints about neighbors bad habits should be addresses with them. The AHA BOD cannot be the vehicle to resolve all of these issues. We are a volunteer board and our ability is limited. There being no further business the meeting was adjourned at 2:55 PM and lunch was served.

Thank you,

The AHA BOD.