

MINUTES

**REGULAR MEETING of the BOARD OF DIRECTORS of
KAKELA MAKAI OCEANVIEW COMMUNITY ASSOCIATION**

- DATE:** Wednesday, June 8 2011
- PLACE:** Kakela Makai Oceanview Community Association Clubhouse
Kalaheo, Kauai, Hawaii
- PRESENT:** President Lon Maddox, VP Kit Aldrete, Secretary Tiffany Rae, Treasurer Scott Iverson and Director Bill Elmlad, Director Michael Thompson
- EXCUSED:** None
- BY INVITATION:** Angela Whitlatch of Hawaiiana Management Company, Ltd.
- CALL TO ORDER:** Noting the presence of quorum, President Maddox called the meeting to order at 6:06p.m.

MINUTES: The Board unanimously approved the Board of Directors Regular Meeting Minutes of May 4 2011.

MEMBER COMMENTS:

REPORTS:

1. **President's Report:** President Maddox gave a verbal report which included the upcoming Annual meeting nominating committee and the waiver of the clubhouse refuse pick-up by the county.
2. **Common Areas Committee Report:** Director Elmlad gave a verbal report which included the fact that seven homeowners were sent a letter requesting that their lot grass be mowed. Director Michael Thompson read a written report (attached) which included an update on the spa replaster, deck-seal projects, and the new light switch timers installed in the clubhouse and bathrooms. Discussion ensued regarding methods of resolving unregistered pool party issues.

Financial Report: The Board of Directors accepted Treasurer Iverson's written report (attached), which included a report of expenditures as of April 30, 2011.

3. **Design Review Report:** V.P. Kit Aldrete read Committee Chair Rob Centra's written report (attached), which included attempts to clarify installation requirements for satellite dishes and clotheslines.

UNFINISHED BUSINESS:

1. **Ratification of the KMOC 2011/2012 Budget:** President Maddox made a motion to accept the draft of the 2011- 2012 budget dated April 11, 2011. Director Michael Thompson seconded the motion. Hearing no objection, the motion passed unanimously.
2. **Ratification Hawaiiiana Management's contract :** President Maddox made a motion to accept the new Hawaiiiana Management Contract. Director Michael Thompson seconded the motion. Hearing no objection, the motion passed unanimously.
3. **Water leak at entrance to property:** Discussion ensued regarding the water leak at the Association entrance. President Maddox reported on the repair and past reimbursements to Mr. & Mrs. Moe. A. Whitlatch was directed to reimburse Mr. & Mrs. Moe \$15 per month from May 2009 to present, and continue the reimbursement on a monthly basis until the line is capped.

NEW BUSINESS:

1. **Solar Hot Water Heater for Spa:** Director Elmlblad proposed solar energy use to heat the spa and use propane as a backup. Bruce Heckman of the Green Committee was appointed to research solar hot water use for the board's consideration.

MEMBER COMMENTS:

President Maddox invited comments from the ownership.

Owner Jane Green of the Aloha Committee asked to have a community party on Friday July 15'th, 2011. Discussion ensued. Per the board, as long as all residents of the association are invited to attend, the community party is approved.

Owner Shannon Wigent enquired as to the status of the approval of the new ground cover policy. She stated that when it rains mud from the adjacent lot covers her driveway. Discussion ensued.

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NEXT MEETING: The next meeting will be held on Wednesday, July 13, 2011 6:00 pm, at the Kakela Makai Community Association Clubhouse.

ADJOURNMENT: There being no further business and hearing no objections, President Maddox adjourned the meeting at 6:58 pm.

Approved

Tiffany Rae, Secretary

Submitted by:
Hawaiiana Management Company, Ltd.
Agent for KAKELA MAKAI OCEANVIEW
COMMUNITY ASSOCIATION

Angela Whitlatch
Management Executive

Director's Report

Michael Thompson

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The spa replaster was completed and the heat will be back on the 13th. In redoing the plaster, the pool had water loss suggesting a leak. Leak detection will have to be reevaluated.

The deck-o-seal was finished and bars are sturdy. Suggest waxing the rails.

Scott completed some new bathroom switch timers which should resolve the problem of lights being left on. Heater turned off for clubhouse.

Door for the women's bathroom needs repair or replacing. The bottom has rotted out. Possible lower lip replacement.

Unregistered pool parties are still a problem even though the cost of registering is affordable and easy. I suggest a \$250 fee for unregistered parties. What defines a party will need to be determined. Soap dispensers were damaged and had to be replaced

Pool rules and determining contracted services for the lock replacement is in need of executive session.

Landscaping is looking good.

Water for upper sign area was turned off with no noticeable difference to the plants.

Gym equipment: so far so good.

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To: Vice President Kit Alderete

From: DC Chairman Rob Centra

Re: DC Directors Report for June, 2011

I submit the following report for your information and record:

- DC worked to clarify specific installation requirements for satellite dishes and clothes lines within the Subdivision and posted these clarifications to the website.

Respectfully Submitted,

Rob Centra