

MINUTES OF THE REGULAR BOARD OF DIRECTORS MEETING
KAKELA MAKAI OCEANVIEW
WEDNESDAY, FEBRUARY 27, 2019
ON-SITE: CLUB HOUSE, KALAHEO, HAWAII

PRESENT: President Peter Wiederoder, VP Ken Kokron, Secretary Kathi Maddox, Treasurer Stephanie Rogers, Director Linda Ventura.

ABSENT: Director Karl Israelsen, Director Liedeke Bulder

BY INVITATION: Richard Roberts, Management Executive, Hawaiiana Management Company Ltd. and Matt Taeza of UMS

CALL TO ORDER:
President Wiederoder called the Regular Meeting of the Board of Directors to order at 6:05 p.m.

MINUTES: The minutes of the January 16, 2019 regular meeting were approved as submitted.

REPORTS:

- a. Treasurers Report: The January 2019 year to date financial was accepted.
- b. Design Review Committee: Written report submitted and on file.
- c. Property: Verbal Report given by Matt Taeza of UMS

UNFINISHED BUSINESS:

- a. Development Rules and Restriction: A motion was made by Treasurer Rogers and seconded by Director Ventura to change K. Noise: 2.L and M. Daily Operations as shown below. After Discussion the motion passed unanimously.

K. Noise

There are certain levels of noise generated by Construction operations that are necessary and unavoidable. Arrangements for temporary power at the site, and a temporary connection to the electric utility lines must be completed as soon as possible. Auxiliary generators may be used at the site only briefly, and in an extreme emergency. The Owner and contractor shall make every effort to keep noise to a minimum. Audio devices will be kept at a low level to minimize disturbance to neighbors and animals. No noise generating activity is permitted outside of the normal daily working hours as specified in subparagraph ~~2.L below.~~

Changed to 2.M.

M. Daily Operation

Daily working hours for each Construction site shall be from 7:30 a.m. to 5:30 p.m., Monday through Friday. ~~Work on Saturdays between the same hours is only permitted as long as the provisions for Noise are strictly observed, and in particular the use of back hoes, power tools, air compressors and any other noise generating equipment on Saturdays is strictly prohibited. All~~ work on ~~Sundays and Holidays is prohibited except in the case of emergency, which will require special permission from a member of the Design Committee.~~

Insert: Saturdays,

- b. Treadmill Replacement: Precor equipment discussed along with shipping cost savings if shipped with other equipment orders to Kauai. The Board also discussed modifying the clubhouse to create an exercise room.

NEW BUSINESS:

- a. 2019/2020 Budget: The Board reviewed and discussed the budget. Increased Security Services will be added at the Clubhouse pool area adding additional callouts. The Board will review the budget again at the 3/20/19 meeting.
- b. Blue Knights Security Service: A motion was made by Secretary Maddox and seconded by Treasurer Rogers to add 24/7 callout service to the contract for pool/clubhouse rule infractions for: intoxication, glass beverage containers, external speakers, pets, climbing on rock walls, fence and roof and trespassing. After discussion the motion passed unanimously.

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- c. Clubhouse, Pool and Jacuzzi Occupancy Numbers: The Board discussed the existing occupancy numbers allowed on file and agreed they should be reduced. No action taken and to be considered at a later date.
- d. Key Deposits: By unanimous consent key deposits totaling \$2,700 are to be reclassified to other income.
- e. Inactive Owners Refund: By unanimous consent refunds totaling 895.32 are to be refunded to inactive owners.
- f. Pool Rules: By unanimous consent pool emergency contact is to be added in the Health Rules section. Please Call Matt Taeza of UMS at 651-8793.

ADJOURNMENT TO EXECUTIVE SESSION:

The meeting was adjourned to executive session at 8:15pm to discuss legal matters. The regular session meeting was called back to order at 8:50pm.

Reportable actions:

- a. Send delinquent account to collection.
- b. Send trailer removal and jobsite cleanup violation letter.

There was no further business to discuss and hearing no objection the meeting was adjourned at 8:50p.m.

NEXT BOARD MEETINGS (6:00PM Kakela Makai Clubhouse): March 20, 2019.

Approved

Kathi Maddox, Secretary

Submitted by:



Richard Roberts
Management Executive
Hawaiiana Management Company, Ltd.
Managing Agent for Kakela Makai Oceanview