

ASSOCIATION OF APARTMENT OWNERS
MAUI HILL
BOARD OF DIRECTORS REGULAR CONFERENCE CALL MEETING
December 11, 2017

I. Call to Order

President Dick Endean called the conference call meeting to order at 8:00 a.m. HST.

II. Establish Quorum

Members Present: Dick Endean, Loren Knott, Carl Carlson, Alex Cordas, CJ Law.

Maui Lea Board: Bob Jacalone, Bill Petro.

By Invitation: Dennis Costa, General Manager; Ruth Okada, Aqua-Aston Hospitality, LLC, Managing Agent.

III. Approval of Agenda

MOTION #1: Loren Knott moved to approve the agenda as circulated without additions or corrections. The motion was seconded by CJ Law and passed by unanimous consent.

IV. Approval of Board Meeting Minutes – 9/26/17 Regular, 9/28/17 Organizational & 9/28/17 Owners Annual Meetings

Dick Endean noted that the section pertaining to the shuffleboard Astroturf was correct on the 9/26/17 Regular meeting.

MOTION #2: Loren Knott moved to approve the 9/26/17 Regular meeting minutes as circulated without corrections. The motion was seconded by Alex Cordas and passed by unanimous consent.

MOTION #3: Loren Knott moved to approve the 9/28/17 Organizational meeting minutes as circulated without corrections. The motion was seconded by Carl Carlson and passed by unanimous consent.

MOTION #4: Alex Cordas moved to approve the 9/28/17 Annual Owners meeting minutes as circulated without corrections. The motion was seconded by Carl Carlson and passed by unanimous consent.

V. Treasurer's Report

1. Financial Review – Carl Carlson reviewed the October 2017 financials noting cash available.
2. Delinquencies/Collections – Delinquencies remain nominal with no accounts at the attorney's office for collection.

VI. Standing Committee

1. Architectural Review

A. Owner Renovations, if any (Approved & Denied)

- a. Hard Surface Flooring – CJ Law reported that there are 2 units that have requested installation of hard surface flooring. The Committee needs to know whether the Board is going to change the installation policy for hard surface flooring. General discussion followed on whether the policy should be changed and whether only specific contractors

should be allowed to install the flooring. The Committee will continue to work with Shannon Sheldon (legal counsel) and share with the owners of Unit #116 and #8 the requirement followed for Unit #36. A more detailed policy with products and installation will be discussed at the January meeting. Ruth Okada will work with Shannon to finalize the agreement for these 2 units.

- B. Owner Renovations, if any (For Board Approval) – There was none.

VII. Ad Hoc Committee

1. Energy Conservation – Dick Endean and Dennis Costa reported on the status of the photovoltaic system installation for the administration building and the maintenance building noting that the carport for the administration building was eliminated and replaced with panels over landscaped areas due to underground electrical wiring at the carport locations. The project is proceeding slower than expected and is scheduled to be online in March. Although they are 3 months behind schedule, there is no risk of losing the State and Federal rebates/credits.

VIII. Manager's Report

Dennis Costa reported on the following.

1. Projects Status
 - A. Stucco (Approved \$300,000) / Removal of Decorative Wood (Approved \$200,000) / Replacement of Wood Surfaces (Approved \$117,120) – Continuing with the work noting the sections that have been completed. Due to high occupancy, the work will stop from Friday until the first week in January. Areas that are not the same color will also be addressed. The buildings look more modern without the decorative wood.
2. Roof repairs – Reported that roof repairs were done at various locations on property as an operating expense.
3. Black Boxes for Spectrum – In January 2018 Spectrum will discontinuing analog service and they have now replaced the old boxes in all units except the 3 bedroom units where only two of the bedrooms had boxes supplied. The AOA is now paying \$9.45 per month for 23 boxes (approximately \$230 per month) which was contracted under Dennis' name. Dennis is also working with Spectrum as some of the boxes are not working properly. This topic will be discussed further at the January meeting.
4. Telephone System (PBX) – Dick Endean asked that this topic be added to the January agenda and asked Ruth Okada to ask Glenn Sakahara to provide his recommendations along with quotes and have him attend the January meeting to make a presentation to the Board.
5. Special Events at Center Courtyard & Pool Marketing – Deferred to the next meeting.
6. Cushions for Pool Chaise Lounges – Deferred to the next meeting.
7. Shuffleboard Astroturf Quotes – Deferred to the next meeting.
8. Better Locations for Smoking Areas – Deferred to the next meeting.
9. Wood Stairs & Landings Trex & Other Alternative Quotes – Deferred to the next meeting.
10. Painting of Unit, Utility Doors & Electrical Structure Quotes – Deferred to the next meeting.
11. Recommend Rental Charges for Center Courtyard & Pool Area – Deferred to the next meeting.

IX. Unfinished Business

1. Lease Extension – Dick Endean reported on the status and asked Ruth Okada to send the PSA (Purchase Sale Agreement) to the Board for their review. He would like to send something to Shannon Sheldon this week to prepare to send the PSA to Rick James. The next step will be to send a letter to the owners to accept the terms and conditions which may include a special assessment for the one-time payment, Hill's and the AOA's attorney fees. The Board asked Ruth Okada to accumulate the legal invoices from the time that the AOA started communicating with Rick James which will include some of Phil Lahne's billings. Dick further explained the technical issues regarding with Maui Horizons that must be resolved.

2. Parking or Amenity Fees – Deferred to the next meeting.
 - a. Legal - L. Knott
 - b. Other Properties' Charges – D. Costa
3. Maui Hill Board Candidate Solicitation for Maui Lea – Dick Endean explained that Maui Lea interval owners are not solicited for AOAO Maui Hill Board vacancies. General discussion followed. Ruth Okada will add language in the Maui Lea March flyer to also solicit for AOAO Board candidates and send a draft to the Board. This topic will be discussed again at the January meeting.

X. New Business

There was none.

XI. Next Meeting

1. Board
 - A. 1/17/18 Maui 4:00 pm Executive Session Joint with Maui Lea; Open Session 1/18/18 After Maui Lea Board Meeting @ St. Teresa's Church.
 - B. 4/25/18 Vegas 8:30 am Executive Session Joint with Maui Lea; Open Session 9:00 am
 - C. 9/18/18 Maui 4:00 pm Executive Session Joint with Maui Lea at Maui Hill; Open Session 9/20/18 Following Annual Meeting at Residence Inn.
2. Annual 9/20/18 9:30 a.m. (registration 9:00 a.m.) at Residence Inn.

XII. Executive Session

MOTION #5: Carl Carlson moved to go into executive session. The motion was seconded by CJ Law and passed by unanimous consent.

The Board went into executive session at 9:15 a.m. Upon coming out of executive session, the regular meeting resumed at 9:20 a.m. During the executive session, the Board discussed legal matters.

XIII. Adjournment

MOTION #6: Carl Carlson moved to adjourn the meeting. The motion was seconded by CJ Law and passed by unanimous consent.

The meeting was adjourned at 9:20 a.m.

Approved by:



Alex Cordas, Secretary
Board of Directors


Ruth Okada
Recording Secretary

Approved by the Board of Directors on 01/17/18.