

# **REGULAR BOARD MEETING**

## **BOARD of DIRECTORS for HOLOMUA AOUO**

**DATE** April 12, 2016

**PLACE** On-Site, 7<sup>th</sup> Floor Activities Room

**PRESENT**  
President Serge Krivatsy  
Vice President Robert Okano  
Treasurer David Bierwert  
Secretary Kevin Shimizu  
Director Melissa Otaguro  
Director Larry Cobb  
Director Lena Wang  
Director Dwayne Maki

**EXCUSED** None

**BY INVITATION** Bob Christensen, Resident Manager  
Albert Cloutier, Hawaiiana Management Company

### **CALL TO ORDER**

With a quorum established, President Krivatsy called the Regular meeting of the Board to order at 7:00 p.m.

**OWNERS FORUM** (See Attached List of Owners who attended)

### **APPROVAL OF MINUTES**

A motion was made by Treasurer Bierwert to accept the minutes of the Board Regular Meeting of February 9, 2016 and the Association Annual and Organizational Meetings of March 8, 2016. Motion was seconded by Director Wang and unanimously approved.

### **PRESIDENT'S REPORT**

President Krivatsy provided a verbal report.

### **TREASURER'S REPORT**

Treasurer Bierwert provided a verbal report.

### **MANAGEMENT REPORTS**

- 1) Association Management – No report.
- 2) Resident Manager's Report – Resident Manager Bob Christensen provided his monthly report to the Board for review. A copy of his report will be filed with the project documents.

### **COMMITTEE REPORTS**

- 1) **Building & Grounds** – No report.
- 2) **Rules & Regulations** – No report
- 3) **Communications** – The Committee took suggestions for the newsletter which will be distributed next month. The Website will also be updated.

- 4) **Design Review – 1406** – Design review request made to install laminate flooring with appropriate sound barrier. Committee recommended approving the request. Approval letter will be sent by M.E.

### **UNFINISHED BUSINESS**

- 1) **Warranty Items Roof/8<sup>th</sup> floor/ Stairway Leaks** – The Resident Manager reported the project is complete.
- 2) **PV Project** – The project is currently being scheduled and coordinated between Bonterra and the Resident Manager.
- 3) **Energy Saving LED Lighting Phase 3**– The project is complete. The Resident manager will submit documentation for Hawaii Energy rebates.
- 4) **Parking Stall Clean Solution** – The project is complete.
- 5) **Pest Control (birds)** – The project is complete.
- 6) **DVR** – The matter was tabled.
- 7) **Water Testing:** – Random samples were drawn from multiple units and sent to a water testing laboratory for analysis. The results showed all acceptable levels and safe to drink according to EPA standards.
- 8) **Elevator Pit** – The Resident Manager reported seeing a small amount of water in the elevator pit. He will contact Otis Elevator Company for any advice they can offer.
- 9) **Roll Offs Refuse Contract-** The Resident Manager submitted a modified contract for approval. It was approved by unanimous consent.

### **NEW BUSINESS**

- 1) **HO6 Policy Compliance-** Management Executive recommended using the AOA Insurance Agent to verify owner compliance. This is provided by the Insurance Agent as a free service. The recommendation was approved by unanimous consent.
- 2) **Community Social** – Director Wang requested approval to organize a Community Social Pot-Luck Event. It was approved by unanimous consent.
- 3) **Board Organization** – By unanimous consent, the organization of Officers on the Board will remain the same:
  - President** – Serge Krivatsy
  - Vice President** – Robert Okanao
  - Treasurer** – David Bierwert
  - Secretary** - Kevin Shimazu

**EXECUTIVE SESSION**

The Board entered Executive Session at 8:20 p.m to discuss certain personnel matters.  
Regular Session reconvened at 8:42 p.m.

**DATE, TIME & PLACE OF NEXT MEETING**

The next meeting will be on June 14, 2016.

**ADJOURNMENT**

There being no further business to discuss, President Krivatsy adjourned the Regular Meeting of the Board at 8:43 p.m.

Respectfully submitted,

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Albert Cloutier CMCA®, AMS®  
Management Executive  
Hawaiiana Management Company