

REGULAR BOARD MEETING

BOARD of DIRECTORS for HOLOMUA AOUO

DATE June 14, 2016

PLACE On-Site, 7th Floor Activities Room

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

EXCUSED Director Lena Wang

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 7:03 p.m.

OWNERS FORUM (See Attached List of Owners who attended)

APPROVAL OF MINUTES

A motion was made by VP Okano to accept the minutes of the Board Regular Meeting of April 12, 2016 Motion was seconded by Director Otaguro and unanimously approved.

PRESIDENT'S REPORT

No report given.

TREASURER'S REPORT

Treasurer Bierwert provided a verbal report. April 2026 Financial report was accepted, subject to audit.

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 AOA newsletter was circulated to residents last week.
- 4) **Design Review** – None

UNFINISHED BUSINESS

- 1) **PV Project** – The project is currently on hold due to more stringent state requirements. The requirements decrease the number of panels allowed on the roof. The matter was deferred pending more information from Bon Terra.
- 2) **Elevator Pit** – The Board discussed proposals for injection sealing cracks in the pit. This may or may not solve the problem. The Board directed the RM to obtain proposals from Structural Engineers to determine where the water is coming from and to provide a proposal for a guaranteed solution.
- 3) **HO6 Policy Compliance** – The Board reviewed a list of owners who have provided proof of HO6 Policy Insurance. A second letter has been mailed out to all owners. The matter was deferred.

NEW BUSINESS

- 1) **Master Policy Deductible**- The Board discussed a draft resolution and policy provided by the ME, allowing the master policy deductible to be assessed to an owner from whose unit the damage or cause of loss originated, in accordance with Hawaii Revised Statute 514B-143(b). A motion was made by Treasurer Bierwert to adopt the resolution and policy. Second by Director Maki. It was unanimously adopted.
- 2) **Carpet Cleaning** – The Board reviewed and discussed carpet cleaning proposals vs. the cost/benefit of purchasing a carpet cleaning machine and attempting to do it in-house. Consensus was that a professional carpet cleaning company would be more efficacious. A motion was made by Director Maki to approve the proposal from K.J Cleaning in the amount of \$4,575.00. Second by Director Otaguro. It was unanimously approved.
- 3) **Paint Touch Up**: The Board discussed in-house paint touch ups. The RM will attempt some small areas of touch up first to ensure the in-house staff is capable and that the paint matches are acceptable.

EXECUTIVE SESSION

The Board entered Executive Session at 8:27 p.m. to discuss certain personnel matters. Regular Session reconvened at 8:44 p.m.

DATE, TIME & PLACE OF NEXT MEETING

The next meeting will be on August 9, 2016.

ADJOURNMENT

There being no further business to discuss, President Krivatsy adjourned the Regular Meeting of the Board at 8:44 p.m.

Respectfully submitted,

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