

REGULAR BOARD MEETING

BOARD of DIRECTORS for HOLOMUA AOUO

DATE August 9, 2016

PLACE On-Site, 7th Floor Activities Room

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

EXCUSED President Serge Krivatsy
Director Lena Wang

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

CALL TO ORDER

With a quorum established, Vice President Okano 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 Treasurer Bierwert to accept the minutes of the Board Regular Meeting of June 14, 2016, as corrected. Motion was seconded by Director Maki and unanimously approved.

PRESIDENT'S REPORT

No report given.

TREASURER'S REPORT

Treasurer Bierwert provided a verbal report. May-June 2016 financial reports were 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** – It was reported that the community pot luck party went well.
- 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/Unimproved Area/2407 Leaks**– Deferred pending proposal from ABB Structural Engineers, to determine where the water is coming from and to provide a plans for a guaranteed solution.
- 3) **Generator Contract** – Motion made by Treasurer Bierwert to approve a renewal contract for generator maintenance from Cummins Pacific. Second by Director Maki. It was unanimously accepted.
- 4) **HO6 Policy Compliance** – The Board reviewed a list of owners who have provided proof of HO6 Policy Insurance. A final letter has been mailed out to all owners. The matter was deferred.

NEW BUSINESS

- 1) **Security Services Proposals**- The Board reviewed proposals from 3 different security service companies. RM will gather references from Andrews Security’s condominium clients and provide this feedback to the Board. The matter was deferred.
- 2) **Rental Agreement Unit 810** – The Board reviewed and discussed a rental renewal agreement for the RM unit 810 with a \$100 increase in rental rate, to \$1700 per month. Motion by Treasurer Bierwert to approve the rental renewal agreement, contingent on adequate AC repairs requested by RM, to be made by the rental agent. Second by Secretary Shimizu. It was unanimously approved.
- 3) **Equipment Service Agreement (A/C Fans)** - The Board discussed proposals for equipment maintenance service agreements. Motion by Director Otaguro to accept proposal from Alaka’i Mechanical in the amount of \$952 per year for quarterly service. Second by Secretary Shimizu. It was unanimously accepted.
- 4) **Water Sub metering** – The Board discussed a proposal for water sub metering. It was pointed out that the majority of the Board of Water Supply bill is a fixed rate based on the number of units. Taking this into consideration, the lengthy pay-back period for the installation cost would not justify the expenditure. The matter was tabled.
- 5) **2017 Budget/Reserve Study**- The Board reviewed and discussed the M.E. proposed 2017 Budget/Reserve Study with a recommended 4% increase in maintenance fees. Motion by Director Otaguro to approve the M.E. Proposed 2017 Budget/Reserve Study with a 4% increase in maintenance fees. Second by Director Maki. It was unanimously approved.
- 6) **Plants in Elevator Lobby**- The Board revisited a request by an owner to have potted plants in the elevator lobby areas. The matter was deferred pending research of prior year’s meeting minutes regarding same.

EXECUTIVE SESSION

The Board entered Executive Session at 9:26 p.m. to discuss certain personnel matters.
Regular Session reconvened at 9:43 p.m.

DATE, TIME & PLACE OF NEXT MEETING

The next meeting will be on October 11, 2016.

ADJOURNMENT

There being no further business to discuss, Vice President Okano adjourned the Regular Meeting of the Board at 9:44 p.m.

Respectfully submitted,

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