

REGULAR BOARD MEETING

BOARD of DIRECTORS for HOLOMUA AOUO

DATE December 8, 2015

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 Nancy Yomogida

ABSENT Director Dwayne Maki
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)

A concern regarding the taste of ice cube water (voiced at the October meeting) was discussed. A recent test by the Honolulu Board of Water Supply confirmed that the water entering the building is safe to drink. Resident Manager will obtain a proposal for independent testing of the water inside the building.

APPROVAL OF MINUTES

August 2015 Minutes – A motion was made by Robert to accept the minutes. Motion was seconded by Melissa and unanimously approved.

PRESIDENT'S REPORT

President Serge provided a verbal report.

TREASURER'S REPORT

Treasurer David provided a verbal report

MANAGEMENT REPORTS

- 1) Association Management – Management Executive provided a verbal 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** – A recommendation of bicycle racks was discussed. The Board could not reach a consensus on the matter. The committee is scheduled to meet again to discuss bike and moped racks on December 29, 2015.
- 2) **Rules & Regulations** – Nothing to report at this meeting
- 3) **Communications** – The committee reported that it is in the process of drafting a newsletter.
- 4) **Design Review** – 1406 – Design review request made to install engineered wood flooring with appropriate sound barrier. Committee recommended approving the request.

UNFINISHED BUSINESS

- 1) **Emergency Evacuation Procedure** –The EEP has been approved by HFD. The procedure will be posted on the bulletin board and otherwise circulated.
- 2) **Warranty Items Roof/8th floor/ Stairway Leaks** – The repair work by Nordic is scheduled for this week.
- 3) **PV Options** – The Board discussed an amendment to the Bonterra agreement, with a change in the size and number of PV panels due to stricter fire department regulations. The amendment requests a corresponding increase in the initial Kilowatt per Hour Rate. A motion was made by Director Melissa to accept the amendment, contingent on the initial kilowatt per our arte remaining the same as the original contract. Motion was seconded by Serge and was unanimously approved.
- 4) **Energy Saving LED Lighting Phase 1 & 2** – The Resident Manager informed the Board the project is complete.
- 5) **Sprinkler System** – The repair will be scheduled.
- 6) **Parking Stall Clean Solution** –Parking stalling cleaning was discussed. The RM has coordinated cleaning with individual owners (at their own expense) and has obtained a favorable price from a contractor. Owner with oil spots who have not had their stalls cleaned by the end of January will receive a violation notice and/or fine.
- 7) **Pest Control (birds)** – Resident manager will have a dust cloth from previous construction work reinstalled. Work to be done by in-house staff as soon as an additional employee has been hired.
- 8) **DVR** – The matter was deferred pending proposals
- 9) **Planting Strip /Easement Agreement** – The area is being better maintained by Holomua staff and the neighbors are happier. A request from the neighbors to rent that area for parking was deemed unfeasible due to zoning requirements for green landscaped areas. On-going maintenance will be monitored.

NEW BUSINESS

- 1) **Ratify Fire System Vendors**– The Board discussed an email vote to approve Simplex Grinnell and Check-Point Fire Systems as contracted annual maintenance. A motion was made by Treasurer Dave to ratify the email vote. Motion was seconded by Robert and it was unanimously approved.

EXECUTIVE SESSION – Entered Executive Session at 8:37 pm.
Exited Executive Session at 8:49 pm.

DATE, TIME & PLACE OF NEXT MEETING

The next regular meeting of the Holomua Board will be on January 12, 2016.

ADJOURNMENT

There being no further business to discuss, President Krivatsy adjourned the Regular Meeting of the Board at 8:50 p.m.

Respectfully submitted,

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