

REGULAR BOARD OF DIRECTORS' MEETING MINUTES
CROWNE AT WAILUNA
Tuesday, August 21, 2018
On-site, Recreation Room

PRESENT: President Scott Antinoro, Vice President Alan Richards, Treasurer Tami Ching, Director Ted Takasaki, Secretary Lydia Kahale and Director Annette Distiso

EXCUSED: Director Dean Nakano, Director Richard Frey and Director Robert Volkwein

BY INVITATION: Dawn Ubando, Community Association Manager, Associa Hawai'i

CALL TO ORDER

There being a quorum present, the meeting was called to order at 6:59 p.m.

MINUTES OF THE PREVIOUS MEETING

A motion was made by VP Richards and unanimously carried, to approve the July 31, 2018 meeting minutes per corrections.

OWNERS FORUM

TREASURER'S REPORT

- A. Financial Statement – A motion was made by Treasurer Ching and unanimously carried to approve the July 2018 financial.

REPORTS

- A. Violations- Verbal report was given by VP Richards.
- B. Design Applications- CM Ubando provided the monthly report in the board packet.

UNFINISHED BUSINESS

- A. Underground Water Issue- Deferred.
- B. Bollards: CM Ubando will contact Teck Inc to submit a proposal. Deferred.
- C. Arborists/Trees- Tentative walk through sometime after September 13, 2018. Deferred.
- D. Board Meeting/Owners Forum Rules: VP Richards motion to accept the Board Meeting/Owners Forum rules and asked that the approved rules be mailed out with the approved 2019 budget. Motion was unanimously passed.

- E. Planting Strip House Rules: VP Richards will make more edits per Treasurer Ching comments. Deferred.

NEW BUSINESS

- A. Sidewalk re Trip Hazards: CM Ubando will contact Teck Inc for a proposal and add sidewalk repairs to the Reserve Study.
- B. Proposed 2019 Budget and Reserve Study: Community Manager Dawn Ubando presented the 2019 Operating Budget and Reserve Study for the Crowne at Wailuna to the Board of Directors for their review and approval. After review, and being that the Board of Directors reached a consensus on all line items, President Antinoro moved to approve the 2019 operating Budget. The motion was seconded by VP Richards and passed unanimously. The approved 2019 budget call for \$30,640.00 per month in operating revenues; \$30,640.00 per month in expenses; \$4,738.00 per month transfer to the reserves; with a 4.6% increase in total maintenance fees, and a property management fee of \$1,607.55.00 (5% increase) per month, tax inclusive, effective January 1, 2019.

EXECUTIVE SESSION: 8:29 pm - 8:40 pm

NEXT MEETING

The next regular meeting of the Board of Directors will be held Tuesday, September 25, 2018 at 7:00 p.m. in the Recreation Center.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:41 p.m.

Submitted By:

Lydia Kahale
Recording Secretary