

West Kuiaha Homeowners Association
Board of Directors Meeting - March 5, 2016
Chuck Spence Residence
88 Mau'u Place, Haiku, HI 96708

DRAFT

Approved
9/29/16

1. CALL TO ORDER

President Caron Barrett called the meeting to order at 9:08am. Cristina Graziano, Secretary was recording the meeting. Quorum was established with (5) Board members present: Caron Barrett - President, Mike Grier - Vice President, Cristina Graziano - Secretary, Chuck Spence - Treasurer and Judy Pritchard - Director.

In attendance: Mark Barry, John Graziano, Mike & Tanya Hunt, Joann Haskin, Carrie & Zach Wheatley and Deborah Vial.

2. APPROVAL OF MINUTES

MOTION: Judy Pritchard moved to approve the December 2, 2015 Board of Directors, Executive Session Meeting minutes and January 15, 2016 Board of Directors meeting minutes and Mike Grier seconded. The motion passed by unanimous consent as follows: Caron Barrett - yes, Mike Grier - yes, Cristina Graziano - yes and Chuck Spence - yes

3. WKM WEBSITE

New website: www.westkuiahomeadows.org was designed by Rest Easy Hosting to aid in homeowner communication and information dissemination. Questions, concerns, issues regarding various subjects within the community can be accessed through this website. This site was developed by Jim Batchelder.

4. POLICIES/PROCEDURES FOR MEETINGS

72 hours minimum notice is required for notifications of meetings.

5. FORMALIZING THE BOARD

MOTION: Judy Pritchard motioned to approve Chuck Spence as Treasurer effective immediately and Mike Grier seconded. The motion passed by unanimous consent as follows: Caron Barrett - President, Mike Grier - Vice President, Cristina Graziano - Secretary and Judy Pritchard - Director.

6. OLD BUSINESS

A. On February 1, 2016 Pural took over maintenance of the water system. Pural's provided a To-Do List & Recommendations List. The list was reviewed and discussed by all present. Pural advised that various grants may be available to WKM HOA for water system upgrades through Hawaii Rural Water Association. Chuck Spence to check into preliminary Grant proposals.

B. BG Update - all laterals replaced have no leaks detected. A walk through of work completed will be scheduled. Brian Funai of BG recommended that the concrete that encase the valve joints be replaced. A bid will be obtained and will be addressed at next meeting.

C. Speed Bumps - A plan and bid will be obtained.

MOTION: Chuck Spence motioned to approve obtaining a bid for speed bumps and Judy Pritchard seconded. The motion passed to obtain a bid for speed bumps by unanimous

consent as follows: Caron Barrett - President, Mike Grier - Vice President, Cristina Graziano - Secretary, Chuck Spence - Treasurer and Judy Pritchard - Director.

D. Assessment

The assessment will be divided by 14 lot owners using WKM water system. The initial bid to repair the lateral lines translated to about \$4,000 special assessment for each of the 14 lots on the water system. Due to emergency repairs required at the time of the reassignment of the water system maintenance contract to Pural, additional lateral work required and repair of the concrete 'donuts' around the water valves, the special assessment was increased. The assessment will be in the amount of \$4600.00 per lot with 60 days from date of statement to pay.

MOTION: Chuck Spence motioned to approve and Mike Grier seconded. The motion passed by unanimous consent as follows: Caron Barrett -President, Mike Grier - Vice President, Cristina Graziano - Secretary, Chuck Spence - Treasurer and Judy Pritchard - Director.

7. COLLECTION OF FEES IN ARREARS - Termination of Service / Collection from Tenants was proposed at the last annual meeting. The final votes were submitted and tallied and the outcome is:

- 13 Votes were received
- 11 in Favor for Termination of Service
- 10 in Favor of Collection from Tenants

BOTH MEASURES PASSED

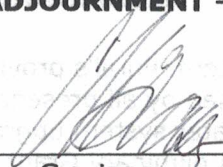
8. NEW BUSINESS

A. Condominiumizing / CPR's - A question was raised about 'condominiumizing' in WKM. It was pointed out that the CC&R's prohibits this in section 11.

B. Front Gate - Board to determine the most cost effective solution, replacing or repairing the gate. A bid from Centra Systems as well as an insured independent contractor will be requested.

9. OPEN DISCUSSION - Members expressed comments and concerns.

10. ADJOURNMENT - The board meeting adjourned at 10:55 am.


Cristina Graziano
Secretary of West Kuiaha Meadows