

**West Kuiaha Meadows Homeowners Association
Board of Directors Meeting – March 17, 2015
Caron Barrett’s Residence, 785 West Kuiaha Road, Haiku, HI 96708**

1. CALL TO ORDER

President Caron Barrett called the meeting to order at 4:43 p.m. Debbie Anthony, Property Manager (CPMMI) acted as secretary pro tem for the meeting. Quorum was established with five (5) Board members present at the meeting: Caron Barrett, President, Cristina Graziano, Secretary, Joann Haskin, Treasurer, Judy Pritchard (Director), and Mike Grier, Vice President (via phone).

2. APPROVAL OF MINUTES

MOTION: Joann Haskin moved to approve the October 6, 2014 Board of Directors and Executive Session Meeting minutes and the November 1, 2014 Board of Directors Organizational Meeting minutes and Judy Pritchard seconded. The motion passed by unanimous consent as follows: Caron Barrett–yes, Cristina Graziano–yes, Joann Haskin–yes, Judy Pritchard–yes, Mike Grier–yes.

3. OFFICERS REPORTS

Caron Barrett deferred the President’s Report to Old and New Business.

Joann Haskin presented the Treasurer’s Report. A delinquent owner was contacted by email and voice mail for collection, but there has been no response.

4. OLD BUSINESS

Unpaved Driveways Update – In the most recent response to a complaint by Steve Baker, the Board gave Zach Wheatley a one-year extension until November 1, 2015 with no further extensions and a request for the driveway paving schedule within 60 days of receipt of the letter to which there has been no response. A follow-up letter will be sent asking for a written response to the letter from Zach providing their solution and schedule within 30 days or a fine may be imposed. If there is no response in 30 days, the Board will enforce this ruling at the Board’s discretion and let the 10/31/15 completion deadline stand.

5. NEW BUSINESS

Water System Pressure Switches – Zach to obtain bids for a monitoring system for the water system which would give Zach the resources needed for water system operation efficiency. Bids will also be obtained for pressure switches but not for a spare. Zach will be asked to contact Brian Sarasin for a firm price on the switches and to obtain 2 or 3 competitive bids to include Upcountry Electric before the Board makes a decision.

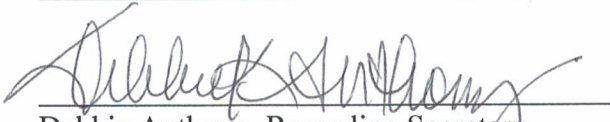
Policy – Resolution for Termination of Services and Privileges and Policy for Collection of Rent- Percentage of owners must vote in favor of a resolution to terminate services normally supplied or paid for which include the gate and water system and to approve rent collection from the tenant to pay the delinquent fees. The resolution will include option for the Board to have the water meter removed and provide for a \$3,000 reinstallation fee if delinquency is not paid in 60 days. The cover letter will include that shortfalls will be funded with special assessments.

MOTION: Joann Haskin moved to adopt the Resolution for Termination of Services and Privileges and Policy for Collection of Rent and Cristina Graziano seconded. The motion passed by unanimous consent as follows: Caron Barrett–yes, Cristina Graziano–yes, Joann Haskin–yes, Judy Pritchard–yes, Mike Grier–yes.

Schedule Date for Annual Meeting (November 2015) – The meeting is scheduled for November 7, 2015 with registration at 9:00 a.m. and the meeting to begin at 9:15 a.m.

Delinquent Accounts – The Board adjourned to Executive Session at 6:05 p.m. and reconvened at 6:13 p.m.

6. **OPEN DISCUSSION** – None
7. **NEXT MEETING DATE** – To be determined.
8. **ADJOURNMENT** - The meeting adjourned at 6:17 p.m.



Debbie Anthony, Recording Secretary
Property Manager for West Kūiaha Meadows Homeowners Association
Kathryn K. Sherman – CPMMI – Transcription Secretary