

**MINUTES OF THE BOARD OF DIRECTORS**  
**REGULAR MEETING**  
**ASSOCIATION OF APARTMENT OWNERS**  
**KALELE KAI**

**Date:** Tuesday, January 21, 2003

**Place:** One Keahole Place  
Poolside Cabana  
Honolulu, Hawaii 96825

**ESTABLISHMENT OF A QUORUM**

There being five or more Board members present at the meeting, a quorum was established.

**Present:** President Richard Matti, Vice President James Propotnick,  
Treasurer Raelene Balidoy, Directors Colin Kurata, Harry  
Terada and Raymond Tanaka

**Excused/Absent:** Secretary Steve Hirano  
Bob Tutton  
Ahmed Serag-Eldin

**Guests:** Ralph Ahles, Property Manager  
Diane Langley, Resident Manager  
Suzanne Fukumoto, Recording Secretary

**Owners Present:** Ruth Nobler #1208                      George Fisher #3110  
Tom Rush #1207    Gavin Shiraki #1307  
Paul Jordan #1502                                      Rise Dittmar #1206  
Edward Peterson #1608                              Takuo Mimura #3412  
Ike Hung #104

**CALL TO ORDER**

President Richard Matti called the Regular Meeting of the Board of Directors of Kalele Kai to order at 6:35 p.m.

OWNERS COMMENTS/CORRESPONDENCE

- A. Paul Jordan (1502) submitted a letter requesting Board approval to install a wind-breaker on his lanai due to the high winds on his side of the building. The suggestion was made that Mr. Jordan #1502 and Mr. Webster #3501, who are requesting to add wind breakers, should meet with Director Tutton to come up with options to install wind-breakers and submit to the Board for approval on a standard design and installation, before going to the membership. Director Kurata suggested that an Architect be present to give some input on the design. The matter was deferred for Management review of governing documents as to Board authority, after which Resident Manager Langley will set up a meeting with a special lanai committee.
- B. Takuo Mimura (3412) brought up the matter regarding the roofing issue. The Board answered questions regarding the litigation, and then President Richard Matti explained that this issue was discussed in detail at the Saturday, January 18, 2003 Special meeting.
- C. Edward Peterson (1608) and Dr. Ike Hung (TH1004) are requesting Board approval to expand their docks by repositioning the fingers between slips. Mr. Peterson gave a presentation regarding the design. The matter was deferred to the Building and Grounds committee for further research.
- D. Highline Kitchen System submitted an application approval on behalf of John and Carol Lilleberg to install a stone travertine floor in unit #1609. The matter was deferred pending revision of the standard of review in the wood flooring policy. Resident Manager Langley was asked to work with the Architect on amendments to the wood flooring policy.
- E. Kristine Blancq (2413) submitted a letter suggesting that dog owners be billed \$25.00 - \$50.00 per month for the privilege of having a pet on property and to prevent dogs from peeing in the parking garages. No action was taken at this time.
- F. Ike Hung (104) thanked the Board of Directors and Richard Rosic (TH106) for all their efforts and hard work on the roofing issue.

APPROVAL OF MINUTES

The minutes of November 19, 2002 Regular Meeting were distributed and reviewed by the Board.

**MOTION: On motion of Director Kurata, the minutes of the November 19, 2002 Regular Meeting of the Board of Directors were unanimously approved as corrected.**

*(Jim Propotnick arrived at 7:00 p.m.)*

### FINANCIAL REPORT

#### A. FINANCIAL STATEMENT

The financial statements for the months of November and December 2002 were circulated to the Board prior to the meeting. A brief overview of the financial statement was given by Treasurer Balidoy and the Board had an opportunity to ask questions.

**MOTION: On motion of Director Kurata, the financial statements for November and December 2002 were unanimously approved as submitted, pending audit.**

#### B. DELINQUENCY REPORT

Property Manager Ahles reported that one unit owner is on a payment plan, and another unit owner is in foreclosure action, with a lien recorded on January 3, 2003.

#### C. INVESTMENT REPORT - None

### RESIDENT MANAGER'S REPORT

The Resident Manager's Report was circulated to the Board prior to the meeting and is on file in the offices of the Resident Manager and Metropolitan Management. No items were discussed in detail.

### COMMITTEE REPORTS

#### A. LEGAL (Colin Kurata)

Property Manager Ahles reported that Attorney Robert Miller is requesting all roofing documents and roof material scrapes to be sent to his office for review.

#### B. BUILDING & GROUNDS (Jim Propotnick) - None.

**UNFINISHED BUSINESS**

- A. **Roof Replacement Ratification of Phase 3, 4, & 5** – A phone poll was conducted to approve Phases 3, 4, & 5 of the roof replacement including material delivery, completion date and payment schedule.

**MOTION:** On motion of Director Kurata, the Board unanimously ratified the phone poll as stated above.

- B. **Wood Flooring Policy Update** – Discussed under owner's comments and correspondence.
- C. **Lanai Screens Update** – Discussed under owners comments/correspondence.

**NEW BUSINESS**

- A. **Building No. #1 Five-Year Elevator Load Test** – Kone Elevators submitted a proposal to perform a five (5) year safety load test on the passenger elevators in Building No. #1 for \$1,800.00 plus tax.

**MOTION:** On motion of Vice President Propotnick, the Board unanimously approved Kone Elevators proposal for \$1,800 plus tax.

- B. **Annual Meeting Preparations** – The 2003 Annual meeting is scheduled for March 22, 2003. Directors Jim Propotnick, Steve Hirano and Colin Kurata volunteered to run again.
- C. **Tax Credit** – Apartment owners have the opportunity to file taxes for the residential construction and remodeling being done at Kalele Kai. Form (N-332) is available at the State of Hawaii Department of Taxation office. Notices to owners will be provided via the Kalele Kai Kurrent Newsletter regarding roof repair proration in 2002 and lanai repairs in 2001.

**EXECUTIVE SESSION**

At 8:00 p.m., the Board went into Executive Session to discuss legal issues

At 8:45 p.m., the Board reconvened Regular Session.

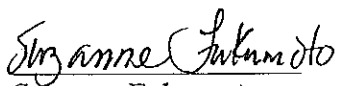
**DATE, TIME, AND PLACE OF NEXT MEETING**

The next Board of Director's meeting was scheduled to be held on Tuesday, February 18 2003 at 6:30 p.m. at the poolside cabana.

**ADJOURNMENT**

There being no further business to discuss, President Matti adjourned the regular meeting of the Board at 8:45 p.m.

Respectfully Submitted,

  
Suzanne Fukumoto  
Recording Secretary

\_\_\_\_\_  
Steve Hirano  
Board Secretary

Resident Manager's Report: on file at the Management Office