

REGULAR BOARD OF DIRECTORS' MEETING

Kalele Kai  
One Keahole Place  
Poolside Cabana  
Thursday February 26, 2009  
Honolulu, Hawaii

PRESENT: President Merrill Werblun, Secretary Colin Kurata, Treasurer Paul Jordan, Directors: James Propotnick, Kimiko Hayashi, and Marvin Tangren

EXCUSED/ABSENT: Vice President Brad Oakes and Director Sharon Peterson

BY INVITATION: Resident Manager (RM) Bryan Liu, Account Execulives (AE) Agnes Sykes, Alan Takumi and Kristi Hirota-Schmidt

CALL TO ORDER:

There being a quorum present, President Werblun called the meeting to order at 6:42 pm.

MINUTES OF PREVIOUS MEETINGS:

Director Hayashi moved and seconded by Director Propotnick to approve the minutes of the Regular Board of Directors Meeting of January 22, 2009 as presented. Motion carried unanimously.

ORDER OF BUSINESS

- A. Treasurer Report---Financial Statement: The January 2009 financial statement was reviewed, accepted to file, subject to audit.

Director Propotnick moved and Secretary Kurata seconded to approve the transfer of \$150,000 of reserve funds from the money market account, to a higher interest bearing six month CD. The motion was approved unanimously.

- B. Account Executive report: The Account Executive provided a written report and added verbal comments.

Secretary Kurata moved and Director Propotnick seconded the motion to pay the A1 Extraction invoice for \$6,386.72. provided that liability be identified and reimbursement from owners sought, if justified. Director Tangren opposed, the remaining directors approved and the motion was carried by the majority.

Treasurer Jordan moved and Director Propotnick seconded the motion to clear old maintenance fee accounts by seeking to reimburse unit owners who have sold but show a remaining balance, per Certified's records. Secretary Kurata opposed, the remaining directors approved and the motion was carried by the majority.

- C. Resident Manager report and proposals: The Resident Manager presented an in-depth verbal report covering maintenance, necessary electrical repairs, safety & security, housekeeping, landscaping and House Rules enforcement concerns.

D. Committees and Taskforces:

1. Green Energy Committee: (report covered under unfinished business)
2. Fines Committee: President Werblun appointed Director Tangren to chair this committee and to appoint two members.

E. Unfinished Business:

1. Report from legal counsel on issues raised last month regarding the docks. President Werblun referred to the legal opinion obtained on this matter.  
Issues clarified:
  - a.) Dock repair, including connection to the dock, costs are dock owner's responsibility.
  - b.) Charges for the use of water and electricity would be able to be charged back to the owner if these utilities were sub-metered.
  - c.) Any modification to boat moorings requires a 67% owner's approval.
  - d.) Mooring of boats exceeding 23 feet requires 67% owner's approval as well as Marina approval (may also need a marine engineer approval)
2. Appointment of task force. President Werblun stated that Director Oakes requested a task force be assembled to first determine if there is significant use of water and electricity and deal with submetering. President Werblun agreed and appointed Director Oakes to chair the task force.
3. Motion to seek owner approval
  - a.) Director Hayashi moved and Director Tangren seconded that the Board submit a proposed Declaration Amendment authorizing the relocation of boat moorings by their respective owners, subject to written guidelines and procedures as may be adopted by the Board. The amendment shall also prohibit owners from removal and or destruction of their respective boat moorings without Board approval of a plan for replacement of said moorings by the owner of the mooring. The motion was approved unanimously.
  - b.) President Werblun instructed the Account Executive to contact legal counsel to have the attorney draft the written ballot for this matter.

F. New Business:

1. Green Energy committee. Secretary Kurata presented a written summary of research which supports the findings and recommendation of the committee. This report will be placed on file with the records of the Association

Secretary Kurata moved to approve the purchase and installation for building 3, 41 Greenheck Down blast exhaust fans at a project cost of \$37,871, including tax (if ordered by 2/28/09), The motion was approved unanimously.

President Werblun stated that building 3 is being done first so the in-house staff has the opportunity of monitoring the electrical use on a larger scale and then if successful in reducing costs, may ask for owner's approval to borrow funds to do building 1 and building 2 next year.

- G. Open dialog: Annual Homeowner's Meeting is scheduled to be held Saturday, March 14, 2009

at 10:00am, owner's check in starts at 9:30am. A 'Meet the Candidates' meeting will be held March 6 at 6:30pm at the Cabana.

NEXT MEETING:

The next Regular Board of Directors' Meeting will be held on Thursday March 26, 2009 at 6:30 pm.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:12 pm.

Approved

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Secretary

Submitted by:  
Certified Management Inc.  
Agent for Kalele Kai AOAO