

MINUTES OF THE ANNUAL MEETING  
OF THE ASSOCIATION OF APARTMENT OWNERS  
OF MOLOKAI SHORES  
February 24, 2017

DETERMINATION OF QUORUM

President Ryan Link announced that the owners comprising 75.71434% percent of the common interest were present in person or represented by proxy, thus constituting a quorum.

CALL TO ORDER

The 2017 Annual Meeting of the Association of Apartment Owners of Molokai Shores was called to order at 9:04 a.m. The meeting was held at The Molokai Community Health Center in Conference Room 9.

PROOF OF NOTICE OF MEETING

Mr. Link announced that a notice of this annual meeting was sent to all owners of record on January 25, 2017. A copy of this notice has been made a part of the annual meeting file.

INTRODUCTION OF BOARD MEMBERS AND GUESTS

Mr. Link introduced himself and thanked the owners for attending this meeting and asked the Board of Directors and invited guests to introduce themselves.

Board Members Present:                    Chris Cheney, Vice-President  
   Dawn Barrowcliff, Secretary  
   George Burkley, Director  
   Robert Smith, Director  
   Carol Montecucco, Director

Present by Invitation:                    Doug Jorg, Management Executive, Stacey Barayuga, Tally Clerk both  
   of Hawaiiana Management Company

Owners Present:                            Registered with Hawaiiana Management Company, Ltd.

There being no objections, Robert's Rules of Order, Newly Revised, was the governing authority in any instances not covered by the Association's By-Laws or Hawaii Revised Statute 514B.

APPROVAL OF MINUTES OF PRECEDING MEETING

The minutes of the February 12, 2015 Annual Meeting were approved by the Board of Directors and hearing no objections, the reading of the minutes was waived. There being no objections, the Board was authorized to approve the minutes of this annual meeting. Draft copies will be available within 60 days of this meeting. The 2/12/15 annual meeting minutes was amended to include that director Robert Smith was remaining on the

board.

### REPORTS OF OFFICERS

President's Report: Mr. Link provided a brief report. Some accomplishments worth mentioning were:

- All three buildings were tented for termites
- Pool was painted
- Problems with corroded iron pipes in stacks has not been as large a problem as expected.

Treasurer's Report: Mr. Cheney provided a financial report based on the year-end unaudited financial dated December 31, 2016.

### REPORTS OF COMMITTEES

- Solar Hot Water System – Mr. Cheney reported that he is still researching the cost and feasibility of installing this system. Financing of the system needs to be secured.
- PV System/Sub-Metering – Mr. Cheney reported that the sub-metering billing has begun and they are working out the bugs.
- By-Law Amendments/House Rules – Ms. Montecucco reported the suggested changes to the association's By-Laws are almost completed. House rules have been updated and will be distributed to owner membership for review.
- Retirement of Henry Kealaiki: Contributions may be sent to the AOA office for those who want to give.

### AUDITOR'S REPORT

Terry Wong, CPA, is auditing the books for the accounting year ending December 31, 2016, and copies will be made available to the owner membership when it becomes available in mid to end of April 2017.

### ELECTION OF DIRECTORS

President Link stated that Section I of Article II of the project Bylaws specifies that the affairs of the Association shall be governed by a Board of Directors composed of not less than nine persons, all of whom shall be an owner, co-owner, vendee under an agreement of sale, or an officer of any corporate owner of an apartment. There were three vacancies on the Board, which had to be filled. Three directors were to be elected for a three year term.

Remaining on the Board were, Ryan Link, Chris Cheney, Dawn Barrowcliff, George Burkley, Carol Montecucco and Robert Smith.

- A. Nominations. The Chair called for nominations from the floor. The following owners were nominated:
- J.R. Williams
  - Pam Cheney
  - Gladys Kerr

- B. MOTION: To elect the three nominees by acclamation. (Smith/Cheney)  
Motion passed with unanimous consent.

Pam Cheney	Three Year Term
J. R. Williams	Three Year Term
Gladys Kerr	Three Year Term

Mr. Williams and Ms. Kerr introduced themselves and gave a brief synopsis of their backgrounds. Ms. Cheney was not present at this meeting.

### NEW BUSINESS

- A. Resolution on Assessments. President Link read the following resolution for approval:

RESOLVED, by the owners of Molokai Shores, Association of Apartment Owners, that any excess of membership income over membership expenses for the year ended December 2017, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

By unanimous consent, the tax resolution was adopted.

President Link congratulated the new directors and announced that there will be a short Organizational Meeting immediately following the annual meeting for the purpose of electing the officers for the ensuing year.

### ADJOURNMENT

There being no further business to be considered the meeting was adjourned at 10:08 a.m.

Respectfully submitted:

Doug Jorg  
Recording Secretary  
#1408