

Minutes of the Board of Director's Meeting of Molokai Shores
Wednesday, April 20, 2016
Teleconference – 4:00 p.m.

Call to Order

President Michael Chapman called the meeting of the Board of Directors of Molokai Shores to order at 4:04 p.m.

Establish a Quorum

A Quorum was established.

Members present over the telephone: Michael Chapman, Jack Klassen, George Burkley, Chris Cheney, Pam Cheney, Carol Montecucco, Dawn Barrowcliff, Ryan Link, Bob Smith

Present by Invitation: Doug Jorg, Hawaiian Management Executive

Owners Present: Shirley Fulkerson (201), Helene Smith (117), Mark Barrowcliff (231), Carol Engel (209), Margaret Marcum (308)

Motions:

Chapter 514 B Section 125 Part A of the Hawaii revised statues regarding condominiums state all meetings of the board other than executive sessions shall be open to all members of the Association and Association members who are not on the board may participate in any deliberations or discussions other than executive sessions unless the majority of the Quorum votes otherwise –

President Michael Chapman made the following motion that all comments, votes and motions be limited today to board members for this meeting
Pam Cheney seconded motion. No opposition.

President Michael chapman made the following motion that board members comments are limited to 5 minutes or less per agenda topic to help expedite the meeting progress. Dawn Barrowcliff seconded motion. No opposed.

Michael Chapman made motion to ratify meeting notes of 2/11/16 Board Meeting and Homeowner meeting 2/12/16. Carol seconded motion.

Committee Reports

A. By-law/House Rule Committee - Carol Montecucco

Unit B 128 has a comfort dog. Carole made motion to change AOA bylaws to be updated with current Hawaiian law to allow service animals to be voted on by ballot through all property owners. Another motion made by Carole to put on bylaws revision ballot to owners as a separate line item. Motion seconded by Michael Chapman. Doug Jorg recommends legal advice on all board by-law changes. Carole recommended that board needs to discuss amount of pets allowed in individual units. All pets should be registered with the front office.

Smoking Policy discussed and needs to be reviewed after legal discussion with attorney. Carole to send out John Morrison's legal opinion out to each board member to preview prior to changing by-laws. Carole to send out John Morrison's legal opinions for each board member to review. Michael Chapman made motion to table discussion until next meeting and this was seconded by Jack Klassen. No opposition.

Current by-laws regarding floating devices in the pool will remain the same.

Bob Smith reminded board that bicycles cannot be stored under stairwells – per fire department some time ago

B. Barbeque Committee - Jack Klassen

Jack to discuss with Maintenance crew regarding changing timers used with barbeque. Chris Cheney to give information to Jack.

C. Lease Hold Committee - Chris Chaney

Lease hold information sent to each board member 4/19/16 from Chris Chaney.

D. Solar Water Committee -Chris Chaney

Chris looking into more information to reduce our costs solar water.

E. Solar/PV Committee - Jack Klassen

Jack reports that short on materials and work cannot be done. Will be at least another month before sub-metering system can be turned on. George

wants to be removed from solar/PV committee. Per Chris Cheney, he believes that neighborhood power doing all they can to get project going as they are not making any money yet and he noted that C building having wires strung today. Jack will double check on completion of B building units 223 and 224. Sub-metering is not being paid for yet, board encouraged to continue to monitor neighborhood powers fulfillment of the contract. Michael Chapman requests report to fix roof flashing issues and wants a process in writing by Neighborhood Power regarding billing procedures. Jack and Chris will talk to Steven Gates and wants something in writing within 45 days. Michael to prepare answers to Chris Cheney's questions regarding wanting the Board to think about who's going to bill, how will we collect, how we determine the rate, etc....Michael will send out that report to each board member.

F. Termite Control Committee -Dawn Barrowcliff

Board has reviewed Marks written report with quotes (attached) but still waiting for other termite information companies to respond. Board requests that contracts be printed and reviewed by legal counsel before final decisions made. Some bids have come down in price from 2011 which is concerning.

G. Sewer Committee - Bob Smith

Routine month - no updates.

H. AOA Website Over site Committee - Dawn Barrowcliff

Dawn reports that Melo is unable to update the AOA website without the assistance by Jeff Jumpers the webmaster who charges for each visit. Dawn plans to meet with Melo and Michael during the end of May to assess computer skill levels and trial with possible website. May build a new one that is user friendly and easy to keep update and for owners to access.

I. After Hours and Security Committee - Ryan Link

Ryan asking residents about their thoughts regarding after hours security. Suggesting that we look at a third party security service. Michael Chapman motions that we evaluate using Ameritoss Security Company instead of hiring our own employees. Carole Montecucco seconded motion. George Berkley expressed concerns expressed regarding hired security in the past. Bob Smiths recommends varied weekends and schedule with any security hired to avoid past problems. Also, security would be able to check in guests per Michael. Ryan Link proposes that we table discussion until we have more information. Board

expresses urgency related to summer season coming. Motion made by Chris Cheney to vote by email – Ryan Link seconded – no opposition. Motion passed.

Old business

- A. Laundry Room update: Maui county building permit inspector had no recommendations to placing gates on Laundry room. Gates need to be ADA compliant and approved. One Paul and his crew believe they can create ramps to be used with the gates. Gates will need to be decided on-original gates will be not be adequate.
- B. Keyless door lock System: Susan (from where??) came out from Honolulu and did a site survey. She will prepare a final quote. Question came up regarding what happens if there is a power outage. Michael will look into. George regarding listing of references before making any decisions.
- C. Owner Assessment: Right now the termite fumigation estimated at \$67,800.00. There is coconut tree removal that is needed to be done. Prior company not comfortable removing coconut anymore due to the height and age of trees. Quote received to remove 8 trees at \$4800.00 Pool needs to be resurfaced – paint peeling and cracks - quote not available at this moment –just for materials. We currently have 84 sewer stacks in individual units that need to be fixed at 200.00 each for materials -but can be fixed in house – budget will be approximately \$16,800. Staircases on A building worsening – we will need to replace stringers and painted, carpeting will need to be replaced due to termites and landing structures need to be inspected for termite damage. Stair treads are also buckling in some places – rough estimate \$15000-20000 **(is this for all???? Or just building A)**. Michael proposes to have tree removal and termites done in July of 2016. Logistics of doing termite fumigation tenting in July discussed. Concerned about not giving owners enough time to prepare. Chris Cheney requests further information on Termite Company's ability to cover stairwells and wants contracts carefully reviewed. Will have meeting in one week to further discuss termite fumigation. Mark and Dawn Barrowcliff will f/u on availability of termite companies and email contracts ASAP as available from companies. Further discussion tabled until 4/27.

New Business

- A. Michael Chapman reminds us that last month Bill Burns was appointed attorney to represent AOA for Solar Power, Solar water and lease hold issues and projects and Michael proposes that attorney

Mr. Burns represent us on all current issues. Chris Cheney seconded motion and no opposition expressed.

- B. Michael proposes a teleconference Budget Board Meeting instead of a live meeting in the fall. He proposes the time and date of 10/20/16 at 3:00 p.m. Hawaiian Standard Time. Jack Klassen seconded the motion. No opposition. Motion passed.

Motions approved for upcoming teleconferences to be scheduled:

May 26 at 4:00 p. m. Hawaiian Standard Time

June 16 at 4:00 p.m. Hawaiian Standard Time

Next teleconference will be April 27th at 4:00 p.m. Hawaiian Standard Time

Meeting Adjourned at 6:14 p.m. H.S.T.

Owner's Forum

Items brought up were the following.

- Margaret Marcum requests how to find out what telephone number of teleconferences will be for next meetings – will always be the same telephone number per Michael Chapman. Questions regarding outside security company. Further details will need to be discussed. Concerned expressed about termite fumigation in July – not enough time to manage renters already coming. Recommends that board plans a year ahead – July of 2016 is too soon.