



Destination Maui, Inc.

December 29, 2008

Mrs. Sandra Skillicorn
2747 S. Kihei Road, #D-105
Kihei, HI 96753

Mr. Steve Rodick
8811 Grossmont Blvd
La Mesa, CA 91941-4026

Subject: Association of Apartment Owners of Kihei Shores
Draft Minutes of the Annual Owners Meeting Minutes

Dear Sandra & Steve,

Enclosed is a draft copy of the Annual Owners Meeting Minutes for Saturday, November 15, 2008, please amend and/or approve, as you deem appropriate.

Once we have received your amendments/approval of these Minutes, they will be mailed to the Owners. These Minutes will then be approved at the next Annual Owners Meeting.

If you have any questions, please do not hesitate to contact us.

Sincerely,

DESTINATION MAUI, INC.
Managing Agent

Martin Cutler, CMCA
Property Manager

MC:sm
Enclosure

AOM 2008-11-15. Draft Minutes



Destination Maui, Inc.

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Association of Apartment Owners of Kihei Shores
Annual Meeting Minutes
November 15, 2008

Board Members Present Sandra Skillicorn, President; Greg Jay, Secretary; and
Directors Kent Liang and Alex Vlahos

Board Members Absent: Steve Rodick, Vice President/Treasurer; and, Director Robert
Meyer

Other Attendees: Nancy Price and Martin Cutler, Destination Maui, Inc; Lisa
Raney, Resident Manager; Gretchen Willenbrink, Recording
Secretary

I. CALL TO ORDER

President Sandra Skillicorn called the Association Kihei Shores Annual Meeting to order at 10:10 a.m. The meeting was held at the Maui Prince, Kihei, Maui, Hawaii.

II. DECLARATION OF QUORUM

With only 43% of the owners represented, a quorum was not established. Without a quorum present, official meeting business is unable to be conducted.

III. INTRODUCTIONS

Introductions were made at this time.

IV. OPEN FORUM

The Association is governed by a nine-member Board, and there are currently seven Directors. With two open positions on the Board, owners interested in serving on the board should inform the Board or Lisa Raney. Further, owners are encouraged to participate as committee members. Committees are Landscape, Security, Buildings, Finance, Newsletter, Transient Vacation Rental and Grievance.

Kihei Shores is not zoned for transient vacation rentals. It is, however, in an area where vacation rentals are approved. Director Vlahos explained there is no longer language in the Association Bylaws prohibiting short term rentals. The governing documents were amended.

A quorum at the 2007 Annual Meeting was not achieved either.

Written consent ballots have been sent to all the owners to vote on the Insurance Resolution on three separate occasions. A 67% approval from all owners is required in order to implement. There is only 40% approval at this time, and the deadline to vote has expired. The Resolution gives the Board the authority to require homeowners to provide individual insurance coverage.

It was noted that the Association has amended the Bylaws and opted-in to Chapter 514B.

Another ballot was suggested, including a letter of explanation and a ballpark on the cost for HO6 coverage.

Other topics briefly discussed during the open forum included, 1) Property tax assessments; 2) Responsibility for electrical problems and plumbing repairs in the interior of the unit; 3) Water pressure concerns; 4) Recognition of Lisa Raney; 5) Water conservation measures, including low flow shower heads, toilets, faucets, etc.; 6) County distribution free of charge of low flow water conservation devices; 7) Use of bleach tabs in toilet tanks is not good; 8) Recommendation to install energy saving light bulbs; 9) Enforcement of House Rules; 10) Insurance coverage options and costs for owners; 11) Inspection of high risk elements, including hot water heaters, washing machine hoses, etc; 12) Alternatives to hot water heaters, including tankless hot water heaters; 13) Budget drafting process, including time frame; 14) Newsletter volunteer needed; 15) Smoking on lanai; and, 16) Trash can on lanai.

Service on the Board was discussed. Directors may resign from time to time, and the Board has the authority to appoint replacements by a majority.

Everybody shares in the water costs. Owners with leaky sinks, toilets, etc. are encouraged to fix, so that the water billing is less.

Owners witnessing violations to the House Rules should contact the Resident Manager during the day and Security at night.

V. ADJOURNMENT

With no business to record, the Recording Secretary was excused.

Respectfully submitted,
Louise Rockett
Transcriptionist

Approved for distribution by: *Sandra Skillicorn, President*