

Association of Apartment Owners of Kihei Shores  
Board of Directors' Meeting Minutes  
November 14, 2008

Board Members Present: Sandra Skillicorn, Greg Jay, Alex Vlahos, Kent Liang

Board Member Present: Steve Rodick  
(By Telephone)

Board Member Excused: Peter Medwick

Owners Present: Mike and Marta Grinberg, I101

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

I. DECLARATION OF QUORUM

There was a roll call, and a quorum was declared with five Directors present either in person or by telephone.

(Mr. Cutler noted there are currently 36.09% of the owners who have submitted a proxy for the Annual Meeting on November 15, 2008. In order to conduct business, a 50.1% quorum is required.)

II. CALL TO ORDER

President Sandra Skillicorn called the Association of Apartment Owners of Kihei Shores Board of Directors' Meeting to order at 2:23 p.m. The meeting was held onsite at Kihei Shores, Kihei, Maui, Hawaii.

III. PROOF OF NOTICE

It was certified Notice of Board Meeting was sent to all Directors on October 14, 2008, in accordance with the Association governing documents, and it was posted on property in compliance with Hawaii State Law.

IV. APPROVAL OF MINUTES

The Minutes of the previous Board of Directors' Meeting were reviewed and approved by email.

MOTION: To ratify the Board decision made by email to approve the Minutes of the July 28, 2008, Board of Directors' Meeting.

Jay/Skillicorn Unanimous Approval

V. OWNERS' FORUM

There was a brief Owners' Forum. With questions from Mr. Grinberg, it was noted that emails from Rick Williams will be forwarded to him.

## VI. RESIDENT MANAGER'S REPORT

Ms. Raney reported there are "water erosion issues" on the hillsides by Building C, and groundcover has been planted. Anti-entrapment devices are in the process of being installed in the swimming pool in compliance with federal law. New covers for the security cart seats have been ordered because of incidence of vandalism. The tires were also slashed, and the tires have been repaired.

## VII. COMMITTEE REPORTS

### A. Security Committee

Director Vlahos reported security is operating well on an in-house basis with consistent personnel and longer hours. With security at night, there have been no "big incidents", except for the vandalism of the carts. A non-emergency police report was filed. It was noted that the atmosphere at Kihei Shores has improved greatly as compared to four years ago. Ms. Raney will email copies of the monthly incident reports to the Directors.

### B. Landscape

Director Vlahos and Ms. Raney conducted a property walk-through about three months ago. From that inspection, an overall plan was drafted. Due to budgeting restraints, the purchase of plants has been put on hold. However, groundcover was installed on two hillside areas where erosion is a concern. Plans are to "spruce up" in front of units depending on the building. There are also plans for the center divides between J Building and E Building and hanging plants in the pool area

Overall, Director Vlahos reported the property is "looking pretty good". The lawn area has improved behind B, C and D Buildings. The committee has been researching different kinds of drought tolerant groundcovers to replace some of the lawn to save money on water and maintenance costs.

### C. Buildings

The dryer vent cleaning has been conducted in all units on an in-house basis. A new building cleaner has been hired, and the Resident Manager commended this person for his work.

## VIII. OLD BUSINESS

### A. Reserve Study

With the high cost of oil on the global market place, the cost of the Paving Project went sky high, and money was spent on some "Reserve research". In any case, the asphalt work in the driveway has been deferred.

### B. Unit B301

MOTION: To ratify the Board decision made by email to remove the cat from unit B301.

Jay/Skillicorn Unanimous Approval

IX. NEW BUSINESS

A. Reserve Study Proposals

Mr. Cutler has sent the Board three Reserve Study proposals for the Board for review. A decision on this matter was deferred to the next meeting in January 2009. Mr. Cutler will send the Board samples of Reserve Studies these companies have conducted.

The Association is required to have a Reserve Study by Hawaii State Law. The President explained the purpose of the study is to establish a component list for capital replacement, the remaining life of each element and projected costs.

There were questions about the necessity for a professional analysis, with the Association meeting State Reserve funding requirements. A Reserve Study is recommended by a consultant every three to five years.

B. Rental Agreement Unit E201

MOTION: To ratify the Board decision made by email to approve the Rental Agreement for Unit E201 at \$1,800 per month for a one-year term.

Jay/Skillicorn

The Motion passed by a majority vote. Director Vlahos abstained.

X. EXECUTIVE SESSION

The Board moved to Executive Session at 3:05 p.m.

Respectfully submitted,  
Louise Rockett  
Transcriptionist

Approved for distribution by *Sandra Skillicorn, President*