

*Draft*  
*Approved 11-30-2017*

Kula Nani Estates  
Board Meeting  
November 15, 2017  
Call to order: 4:43pm

Present: Brad Dugan, Brian Jenkins, Brian Smith, Jamie Woodburn, Diana Burg

Jamie brought up for information and discussion, the new Condo and Home Owners Association law [Act 101]. It allows any member to attend any board meeting. This does not change anything for us as we already allow this. It also requires us to post meeting notices 2 weeks in advance of the meeting. The meeting notice should include the agenda, time, date and location. Owners must notify the Board of their intent to attend the meeting in advance of the meeting. Additionally, a draft of the minutes should be posted within 30 days of the meeting.

Board members discussed issues that currently require attention.

- 1) Weeping plumbing nipples in the pump house that need to be repaired.
- 2) Pump 3 is not in service. It is a backup to pump 2, but it is agreed that there should always be two functioning pumps at all times including during routine repair and replacement of one of the three pumps. Pump 3 could be rebuilt or replaced. Brad will look into getting estimates for these options.
- 3) The system flush out valve at the end of Ululani St needs to be replaced.

It was noted that these items and issues related to the water tank or additional cell site users are better addressed through ad hoc committees. The next formal Board meeting is not necessary until July 2018.

Brian Smith was asked to be President and he agreed. Brad and Diana have agreed to stay on as Sec-Treas. and Vice-Pres.

There was further discussion on the need for pump 3. Normally our water system is pressurized by gravity from the elevated tank at the top of the water system and the function of the pumps is to provide water from the lower tank as opposed to pressurizing the system. During routine tank maintenance however, the water system needs a 25hp pump to pressurize it and provide proper water pressure to our residents. Pump 1 is 40hp and is not designed to provide water pressure for a homeowners water system. Pump 2 is 25hp so it would be used. If pump 2 were to be damaged, then we could not properly pressurize the system so we need pump 3 for that eventuality.

It was agreed the posting of meetings and minutes would be done through the Kula Nani website.

The July meeting was set for July 21, 2018 at 4:30pm.

Meeting adjournment 5:14pm

John B. Dugan, Sec-Treas.

JBD:db/gaf