

Draft
Kula Nani Assoc
Special board meeting

attending: Brian Smith, Pres, Diana Burg, VP, Brad Dugan, Secr/Trea and Brian Jenkins
meeting called to order on April 4, 2018 at 4:03p by Pres. Brian Smith

purpose of the meeting is to discuss delinquent accounts and what action to take to collect on those accounts. There are 2 properties with serious delinquencies - lots 8 and 13.

Brian Jenkins laid out our options. The association can
file a lien
cut off water
foreclose on property.

Lot 8 already has a lien filed and this has not resulted in any payment so we discuss the other options. To cut off water to a lot, we must send a 60 day notice of intent to all owners and lienholders. To foreclose, involves many other steps and consequences which were outlined in a confidential memo received from the association's attorney. In either case, the first step is to do a title search.

Since both properties are owner occupied, there are less complications with the water shutoff option than if not owner occupied.

In the discussion of the options, it was agreed that the first step is the lien, then, in general, the water cutoff option would be next as it would apply more immediate pressure, and is less costly and complicated than foreclosure.

Brian Jenkins made a motion that

The board proceed with collection action including instructing the Association's attorney to take necessary steps to file a lien on lot 13 and take legal steps to shut off the water to the delinquent lots.

2nd by Brian Smith. Unanimously approved.

Meeting adjourned 4:22p