

**KULA NANI ESTATES COMMUNITY ASSOCIATION
2018 MINUTES OF ANNUAL MEETING**

**September 22, 2018
JB & Kristin Redenbaugh Residence
70 Ululani Street, Kula, HI 96790**

CALL TO ORDER:

The 2018 Kula Nani Estates Community Association Annual Meeting was called to order by President Brian Smith at 3:10 p.m.

ATTENDANCE:

Board Members/Officers Present: Brian Smith, President; Diana Burg, Vice-President; John B. Dugan, Secretary-Treasurer; JB Redenbaugh, Director.

Board Member Absent: Brian Jenkins, Director

Homeowners (or representatives) Present: Epstein (Lot 3); Baillie (Lot 10); Smith/Heiman (Lot 11); Kulesa (Lot 14); Redenbaugh (Lot 17); Liu (Lot 22); Bouchakian/Burg (Lot 28); Dugan (Lot 33); Huck (Lot 37).

Homeowners by Proxy: Desmarais (Lot 1); Lickle/Scheer (Lot 4); Troy (Lot 5); Danko (Lot 12); Uhl (Lot 18); Jenkins (Lot 21); Ardoin (Lot 23); McClintock (Lot 25); Linex Properties (Lot 26); Santiago (Lot 34); Mailhiot (Lot 36).

DETERMINATION OF A QUORUM:

A quorum was established with 51% of homeowners either present or by proxy.

TAX ROLLOVER RESOLUTION:

Secretary-Treasurer Dugan read aloud the Tax Rollover Resolution: "RESOLVED, by the Kula Nani Estates Community Association that the amount by which members' assessments of December 31, 2018 exceed the total expenses of the Association for the purpose of managing, operating, maintaining, and replacing the common elements of the property, shall be applied against the January 1, 2019 through December 31, 2019 operating expenses."

***** A motion to approve the Tax Rollover Resolution was made by Brian Smith, seconded by Diana Burg, and was verbally approved and accepted unanimously.***

CERTIFICATION OF MAILING:

President Smith read aloud the Certificate of Mailing, and Secretary-Treasurer Dugan certified that the notice was mailed and/or hand-delivered to all homeowners on August 21, 2018, which will be made a part of the Association's annual meeting file.

APPROVAL OF THE 2017 ANNUAL MEETING MINUTES:

The draft Minutes of the Annual Meeting of September 9, 2017 were previously mailed to all homeowners and posted on the Kula Nani website. President Smith asked for any questions, corrections, additions, and/or discussion. None were made, and no discussion ensued.

***** A motion to approve the Draft 2017 Minutes was made by Charles Kulesa, seconded by Keith Epstein, and verbally approved and accepted unanimously.***

REPORTS OF THE BOARD OF DIRECTORS/OFFICERS:

The President's and Treasurer's reports were included with the notice of annual meeting documents that were mailed and/or hand-delivered to all homeowners on August 21, 2018. President Smith asked if there were any questions. None were asked, and no discussion ensued.

ELECTION OF BOARD MEMBERS:

President Smith reported that there are 2 board positions open; Dugan's and Redenbaugh's terms are up. President Smith asked if anyone else in attendance was willing to serve. There were no volunteers, so Dugan and Redenbaugh each agreed to continue on the Board for another 2-year term. The new slate of directors was verbally approved and accepted unanimously by those in attendance. A board organizational meeting will be held later.

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OLD/UNFINISHED BUSINESS:

1. Maintenance and Reserve Fees. Secretary-Treasurer Dugan stated that Bart Santiago has volunteered to update the latest reserve study which was originally done in 2012. The reserve study should be modulated regularly to reflect more accurately the upkeep and maintenance of the water system, and to project future needs and costs. Also, the study does not take into account the monthly rent from the AT&T cell site of about \$20,000 per year. **(The reserve study is posted on the website for members to become familiar with.)** At this time, there is no need to make a correction in the monthly fees.
2. Maintenance of grass around the upper and lower tanks and fences. Joey Sena has retired and a new contractor has been hired.
3. Homeowners were reminded once again to keep their auwais and culverts clear of debris.

INTRODUCTION OF NEW HOMEOWNERS:

President Smith announced/introduced the new owners in Kula Nani:

- JB & Kristin Redenbaugh (Lot 17)
- Dion Abbott & Iris Lin (Lot 29)
- Melissa, Carol & Adolph Uhl (Lot 18)

NEW BUSINESS/OPEN DISCUSSION:

A concern was raised about the terrible condition of the road at the end of Ululani Street, and if the County has been notified. Brian Jenkins recently contacted Yuki Lei Sugimura, the Upcountry council representative, for help. A County representative made an inspection, and the outcome is that the County does not feel any repairs are warranted at this time. However, they have determined that a section of road at the hairpin turn on Wahelani should be repaired and has been added to their future repair list. Lori Beth Auldridge volunteered to speak further with Ms. Sugimura to hopefully achieve a better outcome.

DATE OF NEXT ANNUAL MEETING:

The 2019 annual meeting is tentatively set for Saturday, September 7, 2019.

MISCELLANEOUS:

Thank you to JB & Kristin Redenbaugh for graciously hosting this meeting.

ADJOURNMENT:

There being no other business to discuss, Secretary-Treasurer Dugan adjourned the meeting at 3:35 p.m., and thanked everyone for attending.

Respectfully submitted,

John B. Dugan
Secretary-Treasurer

JBD:gaf

*** A draft of these minutes will be posted on the Kula Nani website. If you have additions and/or corrections please email to Gerri Fleming.*