

# KULA NANI ESTATES COMMUNITY ASSOCIATION

## 2019 MINUTES OF ANNUAL MEETING

September 7, 2019

JB & Kristin Redenbaugh Residence  
70 Ululani Street, Kula, HI 96790

### CALL TO ORDER:

The 2019 Kula Nani Estates Community Association Annual Meeting was called to order by President Brian Smith at 12:00 p.m.

### ATTENDANCE:

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

**Board Member Absent:** Diana Burg, Director

**Homeowners (or representatives) Present:** Smith/Heiman (Lot 11); Kulesa (Lot 14); Redenbaugh (Lot 17); Donovan/Lopian (Lot 19); Jenkins (Lot 21); Liu (Lot 22); Dugan (Lot 33); Santiago (Lot 34); Huck (Lot 37).

**Homeowners by Proxy:** Desmarais (Lot 1); Epstein/Bowley (Lot 3); Lickle/Scheer (Lot 4); Nordone (Lot 6); Riley (Lot 9); Baillie (Lot 10); Suwanjindar (Lot 16); Uhl (Lot 18); Tomoso (Lot 20); McClintock (Lot 25); Linex Properties (Lot 26); Bouchakian/Burg (Lot 28); Abbott/Lin (Lot 29); Hoerl (Lot 31); Lum (Lot 32); Mailhiot (Lot 36); Woodburn (Lot 38).

### DETERMINATION OF A QUORUM:

A quorum was established with 68% of homeowners either present or by proxy. Secretary-Treasurer Dugan stated that a quorum was reached by proxies prior to the meeting which hasn't happened in a long time, if ever. He reiterated that it's very important for all homeowners to submit their proxies before the deadline for quorum purposes even if they plan on attending the meeting.

### 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 as of December 31, 2019 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, 2020 through December 31, 2020 operating expenses.

**\*\* A motion to approve the Tax Rollover Resolution was made by Brian Jenkins, seconded by John Dugan, 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 7, 2019, which will be made a part of the Association's annual meeting file.

### APPROVAL OF THE 2018 ANNUAL MEETING MINUTES:

The draft Minutes of the Annual meeting of September 22, 2018 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.

**\*\* A motion to approve the Draft 2018 Minutes was made by John Dugan, seconded by Brian Jenkins, 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 7, 2019. 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 3 board positions open, Smith, Jenkins, and Burg's terms are up. President Smith asked if anyone in attendance was willing to serve. Bart Santiago volunteered to serve, and Smith and Jenkins 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 at a later date.

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**INTRODUCTION OF NEW HOMEOWNERS:**

President Smith announced/introduced and welcomed the new owners of Kula Nani Lot #19—Rich and Dave Donovan.

**OLD/UNFINISHED BUSINESS:**

1. Maintenance on water tanks. A proposal was submitted by Tenyer Coatings to clean the inside and outside of the tanks, which seems high. Tenyer was asked to furnish an itemized quote which has not yet been provided. Smith is awaiting call-backs from other contractors for estimates. Dugan will contact Don Owens (water tank inspector) for recommendations on water tank contractors.
2. All pumps are 100% running. New lighting was installed in the pump house.
3. A 3” pump control CLA valve was replaced.
4. The flush-out assembly at the end of Ululani which empties into the culvert between the Tomoso and Donovan property should be on the schedule to be replaced.
5. The landscapers are doing a good job of maintaining the grounds around the upper and lower tanks and fences. Their fee for 2 visits per month is \$300.
6. Homeowners need to keep their auwais and culverts clear of debris. Also they need to keep the areas around their water meters cleared for monthly reading.
7. Grass is encroaching onto the roads from the shoulders in some places up to 4 feet. Homeowners need to cut back the grass from the asphalt to increase the width of the roads. Homeowners are responsible to maintain the shoulders of the road per County ordinance.

**NEW BUSINESS/OPEN DISCUSSION:**

1. The hedge and grass at the Kula Nani entry need to be cleaned up and maintained. Smith asked if there were volunteers in the neighborhood who'd like to schedule a work party. As there were no volunteers, the work will be hired out. Lori Beth Auldridge will coordinate a meeting with her landscaper, Smith and Dugan. Dugan will also contact the landscaping company that we're now using for estimates.
2. Managing Company. The board raised a question of hiring a property management company in lieu of self-management. The scope of work would include obtaining information/estimates for work such as landscaping, bookkeeping, filing annual business reports, and filing water system reports for the Department of Health and County of Maui. Bart Santiago will research property managers and provide a cost analysis. The electrical and mechanical contractors are already in place (Sutherland for electricity and telemetry, and Beylik for pump maintenance/replacement/rebuilds of valves and turbines).

**DATE OF NEXT ANNUAL MEETING:**

The 2020 annual meeting is tentatively set for Saturday, September 12, 2020.

**MISCELLANEOUS:**

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

**ADJOURNMENT:**

There being no further business to discuss, the meeting was adjourned at 12:55 p.m. Thank you went out to all in attendance.

Respectfully submitted,

John B. Dugan  
Secretary-Treasurer

Gerri Fleming, Recording Secretary

***\*\* A draft of these minutes will be posted on the Kula Nani website. For any additions or corrections please send an email to Gerri Fleming.***