

**Kula Nani Estates Community Association**  
**Minutes of Board of Directors Meeting 12-04-2019**

The meeting was called to order at 4:32 p.m. by Brian Smith, President, at Brad Dugan's residence.

Directors present: Brian Smith, JB Redenbaugh, Brian Jenkins, Brad Dugan

Director absent: Bart Santiago

The purpose of this meeting was to discuss several items as noted below.

**1. Maintenance of water tanks.** Discussions continue with Tenyer Coatings on the maintenance of the upper and lower tanks. Jenkins researched the Owens Inspection's report that certifies the exterior of the tanks as "good" until 2032; and as per page 7 of the report, the interior coating system below high water level is in "fair" condition as of March 2017 with approximately four years of useful life remaining. This timeline extends the required maintenance to 2021, and the Board agreed to push the work forward until then. In the meantime Board Members will continue discussions with Dave Transgrud/Tenyer Coatings, and also pursue other options.

**2. Sutherland's invoice for repair.**

(a) Due to an interruption of electricity and automation the pumps went down. Sutherland worked for 2 days to correct the issues, and the invoice to get us back online was \$2,382.17.

(b) Sutherland submitted an estimate of \$9,375 to complete an extensive upgrade of the electrical system and automation with new control design, wiring diagram, manual, etc.

**3. Insufficient funds returned check.** Due to a returned insufficient funds check from a homeowner Smith will research our collection policy for guidance.

**4. Auwaes.** Auwaes need to be cleared/cleaned, especially after the recent windstorm. According to our restrictive covenants #8, those who are affected need to confirm to the "free flowage of water" clause. There was discussion about remedies for non-conformity, one possibility being requesting an inspection by the County Dept. of Public Works, and subsequent notification to the homeowner of the violation.

There being no further business, the meeting was adjourned by President Smith at 5:00 p.m.

Respectfully submitted,

John B. Dugan, Secretary-Treasurer

JBD:gaf