

**Kula Nani Estates Community Association
Minutes of Board of Directors Meeting 06-12-2020**

The meeting was called to order at 5:08 p.m. by President Brian Smith, at Brad Dugan's residence.
Directors present: Brian Smith, Brad Dugan, JB Redenbaugh, Bart Santiago; Director absent: Brian Jenkins

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

1. AT&T request to install a back-up generator. A representative of AT&T, Dominic Cooper, contacted the Board regarding installation of a back-up generator at the cell site location. Dugan met with Cooper to discuss the footprint and noise issue. The generator would be installed in their fenced cabinet area so it won't add to the footprint. It will be run once a week for approximately 30 minutes unless there's a power outage then it will run continuously until it's online again. Dugan presented the Board with a sample of the noise factor and the Board Members concluded that the noise is negligible with the weather enclosure therefore a sound enclosure would not be necessary.

2. AT&T request for modification to its telecommunications facility at the upper water tank. Andrew Tomlinson of J5 Infrastructure Partners, an agent for AT&T, contacted Dugan with a request and plans to upgrade its antennas. After studying the plans, Dugan and Smith concluded that (a) the footprint would increase approximately 33%; (b) that an independent structural analysis including the additional weight of the new equipment and integrity of the new paint would be required by Kula Nani; (c) whether the upgrade would make an impact on the cost of the water tank maintenance; and (d) an increase in the monthly lease rent would be justified due to the larger footprint. Santiago will start a phone conversation with Andrew Tomlinson of J5 regarding these issues and concerns.

3. Tenyer Coatings bid for water tanks cleaning. Dave Transgrud submitted a \$166,400 quote on June 10, 2019 for the next water tank cleaning, sandblasting, and painting the interiors of both tanks with no justification for the large increase; however at this time the Board doesn't have another contractor's bid for comparison. Santiago will contact Tenyer Coatings for discussion.

4. PRVs and hammering in water lines. Smith and Dugan have been working on resolving these problems as quickly as possible with Chris Sutherland and Ben doing the electrical telemetry and mechanical work.

**** A motion was made by Smith to accept the weather enclosure at the upper water tank site, and seconded by Santiago. The motion was approved and accepted unanimously.**

**** A motion was made by Smith that Santiago contact Andrew Tomlinson regarding the new modification installation; and to also contact Dave at Tenyer Coatings regarding his proposal. The motion was seconded by Dugan, and approved and accepted unanimously.**

5. Annual Meeting. The annual meeting is scheduled for September 12, 2020. Place and time will be determined soon.

There being no further business, the meeting was adjourned by President Smith at 6:25 p.m.

Respectfully submitted,

John B. Dugan, Secretary-Treasurer
JBD:gaf