

Approved
09-11-2021
Draft

KULA NANI ESTATES COMMUNITY ASSOCIATION

2020 MINUTES OF ANNUAL MEETING

September 12, 2020

Zoom Meeting

CALL TO ORDER:

The 2020 Kula Nani Estates Community Association Annual Meeting was called to order by President Brian Smith at 9:32 a.m.

ATTENDANCE:

Due to Covid 19 restrictions, particularly social distancing, the meeting was held on Zoom and no homeowner sign-in/roll call was taken.

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

Board Member Absent: Brian Jenkins, Director.

DETERMINATION OF A QUORUM:

A quorum was established with 65.7% of homeowners by proxy. Secretary-Treasurer Dugan stated that a quorum was reached prior to 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, 2020 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, 2021 operating expenses.

**** A motion to approve the Tax Rollover Resolution was made by Bart Santiago, seconded by Brian Smith, 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 15, 2020, and will be made a part of the Association's annual meeting file.

APPROVAL OF THE 2019 ANNUAL MEETING MINUTES:

The draft Minutes of Annual Meeting of September 7, 2019 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 2019 Minutes was made by McClintock, seconded by Santiago, 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 15, 2020. 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, Dugan's and Redenbaugh's terms are up, and Jenkins vacated his position due to the sale of his property. President Smith asked if anyone in attendance was willing to serve. Lori Beth Auldridge expressed an interest, however a question was raised regarding ownership. She indicated that she would have a discussion with Smith at a later time. Dugan and Redenbaugh both agreed to continue on the board for 2 years; the fifth position still needs to be filled.

OLD/UNFINISHED BUSINESS:

Auwais. Santiago expressed concerns that debris in the auwai across from his residence could become clogged therefore causing flooding of his property. He expressed the possibility of contacting the homeowner for a resolution and cleanup. Smith advised that he would explore options.

NEW BUSINESS:

- (1) Teresa Sena inquired about laws/ordinances within the community regarding the eradication of deer that are causing severe damage to her property. Geoff Bennett advised her to contact the U. S. Fish & Wildlife Service regarding their laws.
- (2) Bennett expressed an interest in revisiting the possibility of moving the upper water tank to the property above our subdivision (the extension of Copp and Homestead Roads). He said a discussion could take place offline.

DATE OF NEXT ANNUAL MEETING:

Due to the time limitation of the Zoom meeting, a date and time for next year's meeting was not established. It will be decided at the next board meeting.

ADJOURNMENT:

There being no further business the meeting was adjourned at 10:00 a.m. by President Smith, with a "Thank You" to all who attended.

Respectfully submitted,

John B. Dugan
Secretary-Treasurer

By Gerri Fleming, Recording Secretary

***** These draft minutes will be posted on the Kula Nani website. For any additions and/or corrections please send an email to Gerri Fleming.***