

MINUTES OF BOARD OF DIRECTORS MEETING September 12, 2000

DIRECTORS PRESENT: Don Varni, Lisa Paulson, Ben Bland, Karen Chun, Tanya Goosby, Tal Shibley
DIRECTORS ABSENT: Lisa Daly
OTHERS PRESENT: Cindy Mendes, Account Manager, Oihana Property Management

CALL TO ORDER

President Don Varni called the Board of Directors meeting to order on Tuesday, September 12, 2000 at 6:30 pm. A quorum was established with 6 of the 7 Directors present.

APPROVAL OF MINUTES

MOTION: To approve the minutes of the Board of Directors meeting dated June 1, 2000 as circulated. Seconded and carried unanimously. (Chun, Paulson)

TREASURER'S REPORT

Ben Bland reviewed the Financial Statement dated July 31, 2000 and reported that all expenses are close to, or within, the budget.

MOTION: To approve the Treasurer's Report as presented. Seconded and carried unanimously. (Chun/Bland)

DESIGN COMMITTEE REPORT

Ms Mendes reviewed the action taken by the Design Committee since the last meeting, as well as that by Oihana Property Management, Inc.

The Board clarified that if an owner wants to change the paint color of their residence and/or fence, a written request must be submitted to the Design Committee for approval, *prior* to any painting being done. There was discussion on the current fine schedule for violations to the Association documents.

Mr Bland left the meeting at this point.

It was the consensus of the Board to develop a list of violations which have not been corrected for follow up by the Board & Design Committee. Further, to send a letter to all homeowners to clarify the request and approval process by the Design Committee, in particular, painting, fencing, lot clean-up, landscaping, etc.

PARK REPORT

Ms Mendes stated she has requested an update on the park from Deborah Schonewill. Once received, a copy will be forwarded to the Board.

OLD BUSINESS

- 1. DELINQUENCIES:** Ms Mendes updated the Board on the status of the delinquent accounts, and the actions taken by Oihana including legal action in some instances. She noted that a copy of all letters sent to owners by Oihana are forwarded to President Varni.
- 2. PROPOSED AMENDMENT TO DOCUMENTS re VACATION RENTALS:** The Board reviewed the legal opinion and recommendation of the Association attorney, Joy Yanagida, to proceed with an amendment to the CC&Rs, which, if approved by 65% of the ownership through a mail ballot, would

clarify and strengthen the current prohibition in the documents on transient vacation rentals, short term rentals, and bed & breakfast businesses.

MOTION: To direct Oihana to proceed with a mail ballot to the ownership, with a cover letter, on a Proposed Amendment to the CC&Rs, which, if approved, would clarify and strengthen the current prohibition on transient vacation rentals, short term rentals, and bed & breakfast businesses. Seconded and carried unanimously. (Paulson/Chun)

A copy of the draft letter to accompany the Proposed Amendment will be emailed to all Directors for review and approval before sending to the ownership. President Varni will contact Dick Weaver at Oihana and request that a personal email address be established for Ms Mendes.

- 3. STREET PARKING VIOLATIONS:** The Board discussed on-going problems with street parking by residents and tenants. Discussion included:
- 1) Enforcement options and alternatives for parking violations, to include tagging and towing vehicles within the County regulations;
 - 2) Install additional "No Parking" signage in the cul-de-sacs, as well as "Children at Play".

It was the consensus of the Board that owners living on the cul-de-sacs should call the Maui Police Department directly on street parking problems which are in violation of County regulations. Ms Mendes will submit a request to the County to install the above signage as soon as possible. Stickers will be purchased and put on vehicles in violation.

- 4. PROPOSED FINE SCHEDULE FOR VIOLATIONS:** The Board reviewed a proposed fine schedule for violations to the Association's documents, and made modifications as necessary.

MOTION: To accept the Fine Schedule for violations as modified. Seconded and carried unanimously. (Chun/Shibley)

A copy of the Fine Schedule will be sent to all owners along with clarification on the Board and/or Design Committee request and approval process.

- 5. SIDING:** The Board asked Ms Mendes to include in the mailing to homeowners the request that any owner who has experienced "swelling" of the siding on their residences should contact Oihana as soon as possible.

NEXT MEETING DATE

The next Board meeting (budget) will be held on November 14, 2000 at 6:30 pm.

ADJOURNMENT

MOTION: To adjourn the meeting. Seconded and carried unanimously. (Chun/Goosby)

The meeting adjourned at 7:45 pm.

Respectfully submitted,
/s/ Laurie Ledbetter
Laurie Lola Ledbetter
Recording Secretary

**Minutes were transcribed from cassette tape. Recording Secretary was not present at the meeting.