

MINUTES OF 10TH ANNUAL KUAU BAYVIEW HOMEOWNERS' MEETING

APRIL 27, 2006

(Draft Until Approved by Owners at 2007 AGM)

DIRECTORS PRESENT: Robert Pellettieri (Vice President/ Treasurer); Julie Barnes Foley (Secretary); Jo Moyes; Michael Ebeling and Bridget Reardon.

OTHERS PRESENT: 19 homeowners were in attendance and 57 proxies were held. Others present were Sharron Courter and Debbie NELSON from the office of Sharron Courter CPA.

CALL TO ORDER & INTRODUCTIONS

Vice President/Treasurer Pellettieri called the meeting to order at the Paia Community Center, Paia, Maui, at 7:05 pm and introduced the Board members. Vice President/Treasurer Pellettieri announced that the meeting would be held under Robert's Rules of Order and an open floor discussion would be held at the end of the meeting. At that time, anyone wishing to speak should raise their hand and state their name for the record. Each party will be given two minutes to address a topic or ask a question.

MINUTES FROM 2006 MINUTES

Vice President/Treasurer Pellettieri stated that everyone had received the minutes of the minutes for the 2005 annual meeting in their packets and asked if anyone would make a motion to waive the reading of the minutes and approve them. A motion to ratify the minutes was made by Michael Ebeling. The motion passed by a majority.

PRESIDENT'S OVERVIEW

Vice President/Treasurer Pellettieri presented an overview of the past year stating the board's main objective in the past year was to have the retention basin cleaned which occurred in JULY of 2005. The board also increased the insurance coverage for board members as well as liability insurance. The speed hump campaign was a success with one street already having a speed hump installed. The other streets, with the exception of Hoe Place because it is too short, on are the County's waiting list for speed hump installation.

FINANCIAL REPORT/RATIFICATION OF 2006 BUDGET

Treasurer/Vice President Pellettieri advised the homeowners that there was a balance of \$47,900 in the checking account. One homeowner asked why the association had excess money. It was explained that the association is required by law to have a reserve account as well as an operating account. Treasurer/Vice President Pellettieri also informed the homeowners that the board would seek to have a reserve study done by an outside third party. A motion to ratify the 2006 budget was made by Bob Foley. The motion passed by a majority.

DESIGN REVIEW COMMITTEE REPORT

Director Jo Moyes gave the design review committee report. She reported that the number of members of the committee had been increased to five members with one alternate. The members are Dave Dalgetty, Gail Burns, Marion Haskins, Mike Ebeling and Director Moyes serves as chairperson. Marty Prouty is the alternate. Since Gail Burns has moved, Marty Prouty will now be the fifth member of the committee. In the past year, the committee has received 11 applications – two were for a fence; three were house extensions, two were for raised decks, three were for lanai extensions and one was paint for

a retaining wall Director Moyes reminded the homeowners that all outside revisions must be approved and, if the county requires a permit for the revision, the committee would like to have a copy of the permit before any work is started. The committee must approve the application before the start of any work and the work must be started within 12 months of receiving approval. Any applications and plans can be mailed to the post office box or dropped in the drop box. The committee meets within two weeks of receiving an application and notifies the homeowner by mail of their decision. Application forms are in the drop box or on the website.

GRIEVANCE COMMITTEE REPORT

Director Ebeling presented the report of the grievance committee. The grievance committee and design review committee have the same members. Throughout the course of the year, there were numerous official grievances for things such as parking issues, unsightly yards, pet issues. If anyone has a grievance, please advise any committee member. Grievance forms are in the drop box or on the website.

ELECTION OF BOARD MEMBERS

Vice President/Treasurer Pellettieri stated that six positions on the board were up for election, with Bridget Reardon having one more year to serve. The floor was opened to nominations. The following people were nominated: Bob Pellettieri, Michael Ebeling, Jo Moyes, Marty Prouty, Deb Kremins and Stephan Bielawski. A motion was made by Mary Sweet to close the nominations, seconded by Michael Ebeling. The motion passed unanimously. The six people nominated are the six new board members.

GOVERNING DOCUMENT REVIEW

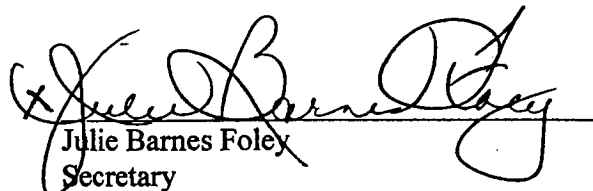
Vice President/Treasurer Pellettieri stated that a review of the governing documents would be made to ascertain whether any changes need to be made. Any recommendations on changes would be sent to the homeowners for input.

OPEN FLOOR

Vice President/Pellettieri announced open floor.

ADJOURNMENT

A motion was made by Shea Harper, seconded by Michael Ebeling, to adjourn the meeting. The motion carried by majority. President Bielawski adjourned the meeting at 8:15 p.m.


Julie Barnes Foley
Secretary

These minutes are approved for distribution.

x Robert V. Pellettieri

Robert V. Pellettieri/Vice President/Treasurer
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