

**PIILANI VILLAGES
ASSOCIATION OF HOME OWNERS
ANNUAL OWNER'S MEETING
Kihei Community Center, Kihei, Hawaii
Friday, January 10, 2020**

DIRECTORS PRESENT

Michael O'Neal, President; Chad Newman, Vice President; Christopher Williams, Secretary; Angelena Campos, Treasurer; Rosalind Link, Director-at-Large

OTHERS PRESENT

Ryan Tefft and Malia Josue, Account Executives, Stacey Barayuga, Tally Clerk, Associa Hawaii; Yatta Johnson, Stenographer

CALL TO ORDER

President O'Neal called the Annual meeting of the Association of Home Owners of Piilani Villages to order at 6:16 p.m. HST on Friday, January 10, 2020. The meeting was held at the Kihei Community Center.

DETERMINATION OF A QUORUM

The By-laws of the Piilani Villages Homeowners Association, article 2, section 2.9 specifies a quorum exists when more than 30 percent of owners are present, in person or by proxy.

Owners comprising 35 percent are present in person or represented by proxy, thus constituting a quorum.

PROOF OF MEETING NOTICE

A notice of this Annual meeting was sent to all owners of record on November 26, 2019. A copy of this notice and the certificate of mailing will be made a part of the Annual meeting file.

PARLIAMENTARY PROCEDURE

Robert's Rules of Order Newly Revised will be the governing authority for this meeting in any instances not covered by the Association by-laws or Hawaii Revises Statutes 421J.

APPROVAL OF MINUTES

The minutes of the last Annual meeting have been approved by the Board of Directors and mailed to all owners.

Hearing no objections, reading of the minutes will be waived.

Hearing no objections, the Board will be authorized to approve the minutes of this Annual Owners meeting.

OFFICER REPORTS

President's Report

The President's report is re-caped in the Owners newsletter that was posted on Town Square. The newsletter was also distributed to the owners at the Annual meeting.

Owners were strongly encouraged to review the Owners newsletter on Town Square for pertinent Association information.

Secretary's Report

Secretary Williams highlighted the following:

- There is no additional information on the Kihei High School, other than what was in the newsletter. They must either do an over or under pass by 2023-2024; they cannot add a street light.
- The feasibility of an addition of speed bumps in the Piilani III Sub-division are being investigated by the Board. There was not the volume to justify the addition of speed bumps in 2019; however, there will be another study conducted to determine if the speed bumps are needed.
- Landscaping; the guard rails were approved and paid for Piilani Villages II and Piilani Villages III. The Board is working diligently to get the guard rails installed and will keep the owners informed of the most updated information via Town Square.
- Mailboxes; the Association has assumed the responsibility of repairing/replacing the mailboxes, per request by the owner(s), for the year 2020. The replacement mailboxes are plastic, the same ones that are in Piilani Villages III.
- Path Light way; the lights on the path have been repaired and are working well.
- Home Owners Insurance; If there are no claims by October 1, 2020 the Association's premium will drop down. The Board is also seeking bids for other insurance companies.
- A reserve study is being generated for the Association
- The Association has an underground pump station. It feeds its water only to the irrigation of Piilani Villages I. The pump station is currently in compliance.
- The Association's new attorney is Jack Naiditch.
- County Trees; owners were encouraged to contact the county regarding the removal of the trees that are damaging the sidewalks in Piilani Villages I. The number to contact is (808) 270-7397.
- Any owner(s) that are interested in joining the Neighborhood Watch are to contact Chris Williams.

The detailed newsletter was provided to all of the owners present and is also available on Town Square.

Treasurer's Report

Treasurer Campos presented her report. The financials as of November 26, 2019 were discussed as follows:

Operating Account	\$67,389
Reserves	\$51,148

Motion:

To accept the Treasurer's report, as presented. (Williams/Newman)

CARRIED unanimously.

The detailed financials are available, by request, to the management company.

INSPECTORS OF THE ELECTION

Art Manzano and Alana Hill volunteered as the inspectors of the election.

ELECTION OF DIRECTORS

Article 3, section 3.1 (b) of the amended by-laws specifies that the affairs of the Association shall be governed by a Board of Directors composed of five (5) persons.

The bylaws provide for a Board of Directors composed of five (5) persons. There are three (3) positions that must be filled; one (1) position for a 2-Year term in Piilani Villages II, one (1) position for a 2-Year term in Piilani I and one (1) position for an At-Large position, for a term of 3-Years.

The following terms are expiring:

Michael O'Neal – Piilani Villages II
Christopher Williams – Piilani Villages, at large Director
Rosalind Link – Piilani Villages I

Piilani Villages I quorum is 9 percent; therefore, there is no quorum to elect a representative for Piilani Villages I.

Christopher Williams expressed his desire to run for the Board of Directors, for the At-Large Board position and his name has been placed on the ballot.

Simon Cooper was nominated from the floor for the At-Large Board position.

The voting was explained by Ryan Tefft, Associa Hawaii.

Secretary Williams asked for further nominations from the floor; hearing none, the nominations were closed.

The nominees are:

- Christopher Williams – At Large Board Position
- Simon Cooper – At Large Board Position

ELECTION RESULTS

Christopher Williams	52 Votes	42.38565 percent	3-Year Term
Simon Cooper	17 Votes	5.1360 percent	No Term

NEW BUSINESS

Resolution on Assessments

There is a resolution that must be considered and voted on in order that we make the proper filing of our tax returns. This resolution covers maintenance fees and unrelated income paid during the year. We collect from all of our owners, on a monthly basis, maintenance fees, which cover the cost of running and maintaining the project. At year-end, we may have a balance in our checking account, operating reserve account and other specific accounts that will carry forward to the next calendar year.

Present tax rulings indicate that these funds, if not specifically designated to be used in the following year, would be taxable. Consequently, the resolution to cover the 'rollover' of these funds meets the necessary requirements.

RESOLVED, by the Piilani Villages Association that the amount by which members' assessment in 2019 exceed the total expenses of the Association for the purpose of managing, operating, maintaining and replacing the common elements of the Association, shall be applied against the 2020 operating expenses.

Hearing no objections, the resolution is approved and adopted.

NEXT ANNUAL MEETING

The Annual Owner's meeting is scheduled on

ADJOURNMENT

Motion:

To adjourn the Annual meeting. (Williams/O'Neal)

CARRIED unanimously.

The meeting was adjourned by unanimous consent at 7:18 p.m. HST.

A brief Organizational Board meeting will follow this annual meeting.

Respectfully submitted,

Yatta Johnson

Stenographer

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