

The Collection
Request for Action (RFA) - Master Log

Last Updated: 11/15/2022

RFA#	RFA Year	Submittal Date	Description	Preparer	Affiliation	Status	Action Taken	Cost (if applicable)	Committee	Notes
1	2017	2/5/17	Standardize use of RFA	Howard Kam, Jr.	Board Member	Approved	3/23/17	n/a		
2	2017	2/16/17	Amendments to Association Rules	Howard Kam, Jr.	Board Member	Approved	2/21/17	n/a		
3	2017	3/16/17	Annual Mtg. Date and Hiring of Parliamentarian	Jon McKenna	Mgmt. Exec.	Approved	3/23/17	n/a		
4	2017	4/27/17	Revisions to Association Rules	Joe Krahulik	Board Member	Approved	5/25/17	n/a		
5	2017	5/8/17	Landscape Maintenance	Al Guzman	GM	Approved	5/25/17	\$34,178 anl		
6	2017	3/16/17	A&B Unit 401 Sales Offer	Howard Kam, Jr.	Board Member	Approved	3/23/17	\$5,168/mo		
7	2017	5/25/17	Executive Committee (Formation of)	Howard Kam, Jr.	Board Member	Approved	5/25/17	n/a		
8	2017	6/21/17	President's Report	Howard Kam, Jr.	Board Member	Approved	6/22/17	n/a		
9	2017	6/13/17	Statement Mailing Date/Late Fee	Jon McKenna	Mgmt. Exec.	Approved	6/22/17	n/a		
10	2017	6/29/17	Gen. Mgr. Spending Limit	Al Guzman	GM	Approved	6/22/17	n/a		
11	2017	6/29/17	Staff Debit Card Issuance	Al Guzman	GM	Approved	6/22/17	n/a		
12	2017	7/6/17	Start Up Expenses:Reimbursement to A&B	Sun Kim	Board Member	Approved	7/27/17	\$131,455		
12a	2017	8/10/17	Start Up Expenses:Reimbursement to A&B	Sun Kim/Howard Kam	Board Member	Approved	8/25/17	\$187,487		
13	2017	7/3/17	Employ Private Investigator Steve Goodenow	Al Guzman	GM	Approved	7/27/17	n/a		
14	2017	6/9/17	Rules for Owner Participation at Board Mtgs.	Jon McKenna	Mgmt. Exec.	Approved	7/27/17	n/a		
15	2017	7/26/17	Amendment to Association Rules	Joe Krahulik	Board Member	Approved	7/27/17	n/a		
16	2017	7/24/17	Tower Garage Safety Measures	Al Guzman	GM	Approved	7/27/17	n/a		
17	2017	7/14/17	Elevator Maintenance Contract-Midrise (Lofts)	Al Guzman	GM	Approved	7/27/17	\$11,183 anl		
18	2017	6/13/17	Amendment to Association Rules	Joe Krahulik	Board Member	Approved	7/27/17	n/a		
19	2017	8/16/17	Sprint - Cell Antenna System Install	Jon McKenna	Mgmt. Exec.	Withdrawn	2/15/18	n/a		
20	2017	8/24/17	Workshop-Storage	Roy Howard	Homeowner	Approved	9/28/17	n/a		
21	2017	9/6/17	Airbnb/VRBO - Short Term Rentals	Joe Krahulik	Homeowner	Approved	9/28/18	n/a		
22	2017	9/29/17	Mortgage Payment Action Plan	Roy Howard	Homeowner	Approved	11/2/17	n/a		
23	2017	8/29/17	Online Portal for Unit Owners	Sandra Billington	Board Member	Denied	9/28/17	n/a		
24	2017	6/22/17	Amenities Cancellation/No Show Fee	Al Guzman	GM	Approved	6/22/17	n/a		
25	2017	6/22/17	Transport Attic Stock Glass to The Collection	Al Guzman	GM	Approved	8/24/17	\$7,630		
26	2017	11/14/17	Affidavit Requirement	Jon McKenna	Mgmt. Exec.	Approved	1/25/18	n/a		
27	2017	10/2/17	Midrise (Lofts) Use of Tower Swimming Pool	Gordon Yee	Homeowner	Denied	11/2/17	n/a		
28	2017	10/5/17	Fines, Revision to Assoc. Rule 14.3	Joe Krahulik	Board Member	Approved	11/30/17	n/a		
29	2017	11/14/17	Limited Power of Attorney	Jon McKenna	Mgmt. Exec.	Approved	11/30/17	n/a		
30	2017	11/30/17	Holiday Décor Policy	Al Guzman	GM	Denied	11/30/17	n/a		
31	2017	11/21/17	Cell Antenna Site-Consultant	Jon McKenna	Mgmt. Exec.	Withdrawn	2/15/18	n/a		
32	2017	11/30/17	HVAC Preventative Mtce. Contractor Selection	Al Guzman	GM	Approved	11/30/17	\$19,338 anl		Midrise (Lofts) - \$7,323 anl + tax Tower - \$11,145 anl + tax
33	2017	11/29/17	Unit Door Chime - Tower	Ryan Kamo	Board Member	Denied	11/30/17	n/a		
34	2017	12/8/17	Balloon Re-fi	Russell Ryan	Homeowner	Pending		n/a	Budget & Finance	
35	2017	12/8/17	Investment Policy for Better Proj. Funds Returns	Russell Ryan	Homeowner	Pending	11/29/18		Budget & Finance	During 11/29/18 Board Meeting, Deferred to Budget and Finance Committee
36	2017	10/26/17	Asphalt Sealing	Al Guzman	GM	Denied	11/2/17	n/a		
37	2017	11/30/17	Dog Weight Limit Survey	Francis Calleon	Homeowner	Approved	11/30/17	n/a		7/26/18 Board meeting, revisited and approved to send out survey.
37	2017	11/30/17	Dog Weight Limit Survey (Revisited)	Francis Calleon	Homeowner	Pending	9/28/18			09/28/18 Surveymonkey survey sent out to all owners via email blast.
39	2017	12/8/17	Safety Indicators	Russell Ryan	Homeowner	Approved	7/26/18			
40	2017	12/28/17	Motorcycle Parking	Paul Allen	Homeowner	Withdrawn			Governance	withdrawn by preparer.
41	2017	10/9/17	Allowance for Doorbells-Tower	Rodney Funakoshi	Homeowner	Denied	11/30/17	n/a		
42	2017	11/30/17	Tower Garage 2nd Floor Door & Midrise Mezzanine Garage Door	Al Guzman	GM	Approved	11/30/17	\$1,909		

43	2017	10/7/17	Construction Defects:AC and Ventilation	Stephen Shaw	Homeowner	Pending				9/15/18 - Response from A&B received and under review by the Board. 8/16/18 - At Board direction, sent to A&B for response.
44	2017	8/23/17	Security Staffing	Ron Riles	Homeowner	Noted	8/24/17	n/a		
45	2017	10/12/17	Board Claim: Construction Defect/Warrantee and ADA Violation	Stephen Shaw	Homeowner	Pending				9/15/18 - Response from A&B received and under review by the Board. 8/16/18 - At Board direction, sent to A&B for response.
1	2018	1/7/18	Workshop Usage Update	Roy Howard	Homeowner	Completed	1/25/18	n/a		
2	2018	1/7/18	Financial Data	Roy Howard	Homeowner	Pending		n/a	Budget & Finance	
3	2018	1/7/18	Finance Committee	Roy Howard	Homeowner	Completed	1/25/18	n/a		
4	2018	2/10/18	Request for Action Policy	Howard Kam, Jr.	Board Member	Approved	2/15/18	n/a		
5	2018	2/15/18	Annual Meeting Location	Al Guzman	GM	Approved	2/15/18	\$400-\$500		
6	2018	2/15/18	Fire Alarm and Sprinkler System	Al Guzman	GM	Approved	2/15/18	\$27,225 anl		
7	2018	2/15/18	Security System Preventative Mtce. Contract	Al Guzman	GM	Pending				Deferred at 2/15/18 BOD mtg. GM Guzman to revise.
8	2018	2/10/18	Revised Code of Conduct for Board and Committee Members Policy	Howard Kam, Jr.	Board Member	Approved	2/15/18	n/a		
9	2018	2/10/18	AD Hoc Litigation Committee	Howard Kam, Jr.	Board Member	Approved	2/15/18	n/a		
10	2018	2/8/18	Master Association Dues	Jon McKenna	ME	Approved	5/24/18	n/a		
11	2018	3/2/18	Policy 100 - Governance	Howard Kam, Jr.	Board Member	Approved	3/22/18	n/a		
12	2018	3/1/18	Revised Rules for Owner Participation at Board Meetings	Jon McKenna	ME	Approved	5/24/18			
13	2018	3/22/18	Trash Compactor Room Camera Installatin	Ryan Kamo Al Guzman	Board Member GM	Approved	3/22/18	\$1,725		
14	2018	3/13/18	Pool Equipment Rm Nex Gen Power Supply Board Replacement	Al Guzman	GM	Approved	3/22/18	\$4,022.70		
15	2018	5/7/18	Civil Process Servers Access Policy	Jon McKenna	ME	Approved	5/24/18			
16	2018	5/7/18	Social Committee Appointments	Howard Kam, Jr.	Board Member	Approved				
17	2018	5/24/18	Fluorescent Lamps Retrofit to LED Lamps	Al Guzman	GM	Approved		\$13,711		
18	2018	5/18/18	Hold Harmless and Mutual Release Agreement	Jon McKenna	ME	Approved	7/26/18			
19	2018	1/25/18	Ban Smoking Entirely Throughout The Collection, including within the Residential Units.	Joe Krahulik	Board Member	Approved	9/24/18			
20	2018	6/11/18	Monthly Board Meetings	Joe Krahulik	Board Member	Approved	9/24/18			
21	2018	6/18/18	Social Activities Committee Funding Request	Rodney Funakoshi	Board Member	Approved	7/26/18			
22	2018	6/20/18	Abolish the RFA Process for Owners	Debbie Ishihara-Wong	Homeowner	Amendment Approved	11/29/18			During 11/29/18 Board Meeting, Board agreed to adopt amendment to RFA Process. Revised posted to website on 12/17/18.
23	2018	6/29/18	Airbnb/Short-Term Rental Fines	Howard Kam, Jr.	Board Member	Approved	7/5/18	n/a		
24	2018	6/25/18	Create Independent Group to Investigate the Inappropriate Usage and Distribution of the "Project Start Up Fee."	Debbie Ishihara-Wong	Homeowner	Pending			Ad-Hoc Litigation	8/16/18 - Referred to Association legal counsel to make initial inquiry with A&B as to its position on Project Start Up Fee.
25	2018	7/2/18	Installation of a Two-Way Stop at The Second Floor Garage Intersection	Debbie Ishihara-Wong	Homeowner	Pending			Buildings, Grounds, & Design	
26	2018	7/9/18	Installation of License Plate Reader In Tower Garage	Debbie Ishihara-Wong	Homeowner	Pending			Buildings, Grounds, & Design	
27	2018	7/26/18	Workshop Start Up Cost	BG&D Cmte and Al Guzman	Committee & GM	Approved	7/26/18			

28	2018	7/26/18	Review of Hawaiiana and General Manager Contracts by Independent Owner Group	Debbie Ishihara-Wong	Homeowner	Pending				9/24/18-Response to be drafted back to author of RFA by Association legal counsel that these contracts are available for review by owners, and copies can be provided, subject to completion of Affidavit and paying any applicable administrative costs.
29	2018	8/1/18	Association Strategic Plan and Tactical Plans	Howard Kam, Jr.	Board Member	Approved				
30	2018	7/30/18	Development Controversies - Amenities Not Provided by A&B	Debbie Ishihara-Wong	Homeowner	Pending			Ad-Hoc Litigation	8/16/18 - Referred to Association legal counsel to make initial inquiry with A&B
31	2018	8/6/18	Conflict of Interest	Debbie Ishihara-Wong	Homeowner	Pending				9/24/18- Response to be drafted back to the author of RFA by Association legal counsel advising as to applicable conflict of interest laws.
32	2018	8/17/18	Dog Owners who use the Dog Park	Francis Kim	Homeowner	Denied	11/29/18		Finance, BG&D, & Governance Committees	During 11/29/18 Board Meeting, Building and Grounds Committee recommended to monitor situation.
33	2018	9/2/18	Parking Decal Standardization	Darold Wong	Homeowner	Approved	9/24/18			
34	2018	9/12/18	Lofts Gym Equipment Additions Request	Shoji Iwata	Homeowner	Approved	11/29/18	\$523	Finance, BG&D, & Governance Committees	Board approved Purchase of Dip Station, Wipes and Waste Basket.
35	2018	9/24/18	Tower - Elevator Maintenance Contract	Al Guzman	GM	Approved	10/16/18			
36	2018	9/26/18	HVAC Common Area Maintenance Contract	Al Guzman	GM	Approved	10/16/18			
37	2018	8/8/18	Pedestrian Safety Striping and Stop Sign Install	Al Guzman	GM	Approved	10/16/18			
38	2018	9/24/18	Employee Bonuses and Holiday Fund	Al Guzman	GM	Approved	10/16/18			
39	2018	11/14/18	Re-Program the Elevator System & FOBs to be Floor-Specific	Frances Calleon	Homeowner	Deferred	1/24/19	\$300k to \$500k		GM informed The Board that the estimate would be between \$300 to \$500k.
40	2018	11/21/18	Midrise Committee	Taylor Nguyen	Board Director	Denied	11/29/18			During 11/29/18 Board Meeting, motion was denied.
41	2018	12/24/18	Declaration Amendment	Roy Howard / Russel Ryan	Owners	Denied	1/24/19			Board denied the request to amend the Declaration during the 1/24/19 Meeting.
42	2018	12/24/18	B & F Comm Make Up	Roy Howard / Russel Ryan	Owners	Denied	1/24/19			Will be presented during 1/24/19 Board Meeting.
1	2019	1/4/19	Association Rule 11.7 Revisions	Desmond Oliveira	Executive Assistant	Approved	1/24/19			Board approved Association Rule 11.7 revision.
2	2019	1/4/19	Domestic Water Booster Pump VFD Replacement	Al Guzman	GM	Approved	1/24/19			Board approved replacement of the #2 High Zone VFD.
3	2019	2/24/19	RFA Process Revision	Steve Shaw	Owner	Deferred	2/28/19			Deferred to Governance Committee during 2/28/19 Board Meeting.
4	2019	3/20/19	S416 Storage Room	Debra Ishihara-Wong	Owner	Deferred	3/28/19			To be discussed during 3/28/19 Board Meeting.
5	2019	2/14/19	Speed Bumps and Stop Lines at Driveway Exits	Russell Ryan	Owner	Denied	6/25/2019			Board Denied at 06/25/19 Meeting.
6	2019	5/8/2019	Resident Manager Position. Confidential Personnel Matter to be considered by Board Executive Session	Stephen Shaw	Owner	Pending				Confidential Personnel Matter to be considered by Board Executive Session
7	2019	5/16/2019	Resident Manager's Timesheets	Stephen Shaw	Owner	Pending				Confidential Personnel Matter to be considered by Board Executive Session
8	2019	6/14/2019	Solar PV System Phase 1	Rodney Funakoshi	Board President	Approved	6/25/19			To be discussed during 6/25/19Board Meeting.
9	2019	6/19/2019	Rescind Non-Resident Manager RFA	Taylor Nguyen	Board Director	Denied	6/25/19			Board Denied at 06/25/19 Meeting.

10	2019	7/8/2019	TO PAY OFF LOAN ON UNIT OWNED BY ADAO AND TO RECORD VOTES	Stephen Shaw	Owner	Denied	9/17/19		Budget & Finance	Discussed during the 08/27/19 Board Meeting. Referred to the Budget and Finance committee to investigate. UPDATE: RFA denied at the 09/17/19 Meeting due to a lack of motion.
11	2019	7/17/2019	Disposition & Voting Record (Names) Required	Stephen Shaw	Owner	Approved	9/17/19			Discussed during the 08/27/19 Board Meeting. Item Deferred. Discussed during the 09/17/19. RFA Approved. Refer to RFA for vote record.
12	2019	7/17/2019	Terminate, Non-Renew Managing Agent Agreement	Stephen Shaw	Owner	Denied	9/17/19		Governance	Discussed during the 08/27/19 Board Meeting. Referred to the Governance Committee. UPDATE: Discussed during the 09/17/19 Board Meeting. Denied due to lack of a motion.
13	2019	7/18/2019	Request For Inspection	Paul Allen	Owner	Withdrawn				The author of this RFA has requested to withdraw this RFA on 08/24/20.
14	2019	7/18/2019	To Suspend Contributions To Tower Reserves Pending Dispute Resolution	Stephen Shaw	Owner	Denied	10/29/19			On Agenda of 09/17/19 meeting. Deferred to 10/29/2019 Board Meeting. UPDATE: This request for action was denied for lack of a motion.
15	2019	7/18/2019	Reinstate Reforms From Dr. Wang Presidency	Stephen Shaw	Owner	Denied	9/23/19			The Board, by majority consent, in executive session on September 23, 2019, reconsidered and denied the RFA.
16	2019	7/19/2019	To Prohibit Dogs On Property Weighing Over 30 Pounds	Stephen Shaw	Owner	Denied	8/27/19			Discussed during the 08/27/19 Board Meeting. Rejected due to lack of motion.
17	2019	7/19/2019	Requiring Health Certificate For All Pets	Stephen Shaw	Owner	Deferred	8/27/19		Governance	Discussed during the 08/27/19 Board Meeting. Referred to the Governance Committee. UPDATE: Discussed during the 09/17/19 Board Meeting. Pending further research.
18	2019	7/19/2019	To Immediately Separate Midrise From Tower-Commercial	Stephen Shaw	Owner	Deferred	8/27/19		Governance	Discussed during the 08/27/19 Board Meeting. Item Deferred. Discussed during the 09/17/19. RFA referred to Governance Committee for further review.
19	2019	7/19/2019	To Appoint Acting GM	Stephen Shaw	Owner	Denied	8/27/19			Discussed during the 08/27/19 Board Meeting. The motion failed and the RFA was denied .
20	2019	7/19/2019	Emergency Building Engineer Action- Louver Insect Screens	Stephen Shaw	Owner	Denied	9/17/19			Discussed during the 09/17/19. The RFA was denied.
21	2019	7/25/2019	Behavior Unbecoming of a Board Director	Stephen Shaw	Owner	Deferred	8/27/19			Discussed during the 08/27/19 Board Meeting. Item Deferred.
22	2019	5/25/2019	Non-Residential GM System	Wei-Kun Wang, Henry Lew & Edison Ting	Owners	Approved	6/17/19			Board approved in Executive Session of the June 17, 2019 special meeting.

23	2019	8/19/2019	To Amend Association Rule 2.12	Steve Shaw	Owner	Denied	10/29/19		Governance	Discussed during the 09/17/19 Board Meeting. Deferred to the Governance Committee. A motion was made to deny the request and educate the residents. The motion carried.
24	2019	8/28/2019	TO PROHIBIT EXECUTIVE SESSIONS AND ALL CLOSED MEETINGS & TO PROHIBIT OWNERS FROM ACTING AS COMMITTEE MEMBERS	Steve Shaw	Owner	Denied	10/29/19			To be discussed during the 10/29/19 Board Meeting. The RFA was denied for lack of a motion.
25	2019	8/29/2019	AOUO Community Forum	Paul Allen	Owner	Denied	10/29/19			To be discussed during the 10/29/19 Board Meeting. The RFA was denied for lack of a motion.
26	2019	8/28/2019	Better Communication & Information Sharing from Executive Sessions	Henry Lew	Owner	Approved	10/29/19			To be discussed during the 10/29/19 Board Meeting. Motion Carried. See RFA for motion details.
27	2019	9/30/2019	To Require Advance Written Submissions by Speakers Addressing the Budget & Finance Committee	Steve Shaw	Owner	Denied	10/29/19			To be discussed during the 10/29/19 Board Meeting. The RFA was denied for lack of a motion.
28	2019	10/7/2019	To Require Advance Scheduling of Budget & Finance Committee Meetings	Steve Shaw	Owner	Denied	11/19/19			Discussed during the 11/19/19 Board Meeting. This RFA was rejected for lack of a motion.
29	2019	10/7/2019	To Require Budget & Finance Committee Members to Post Resumes on The Collection Website	Steve Shaw	Owner	Denied	11/19/19			Discussed during the 11/19/19 Board Meeting. This RFA was rejected for lack of a motion.
30	2019	10/15/2019	Require All Board Members & Managing Agent to comply with Bylaw 10.16.4 and HRS 414B-154.5	Steve Shaw	Owner	Denied	11/19/19			Discussed during the 11/19/19 Board Meeting. This RFA was rejected for lack of a motion.
31	2019	10/18/2019	Amend Employee Job Descriptions and SOPs	Steve Shaw	Owner	Deferred	11/19/19			Discussed during the 11/19/19 Board Meeting. A motion was made by Secretary Ishihara-Wong and seconded by Director Kwan to defer RFA 31-2019 to the General Manager to use as guidance for the staff. The motion carried unanimously.
32	2019	12/2/2019	Replace Signage to Match Orginal Theme	Howard Kam, Jr.	Owner	Deferred	1/28/20			Discussed during the 01/28/2020 Board Meeting. A motion was made by Secretary Ishihara-Wong and seconded by Vice President Wang to refer this request for action to the Building and Grounds and Design Committee. The motion carried unanimously.
1	2020	1/4/2020	Recreational Facilities User Fee	Howard Kam, Jr.	Owner	Denied	1/28/20			Discussed during the 01/28/20 Board Meeting. A motion was made by Secretary Ishihara-Wong and seconded by Treasurer Krahulik to refer this request for action to the Governance Committee. There were three votes in favor with President Funakoshi, Vice President Wang, Directors Lew and Ting opposed. The motion failed. The RFA is rejected.

2	2020	2/18/2020	Unit 401 Sale	Rodney Funakoshi	Owner	Deferred				At the 02/25/20 meeting Committee Member Funakoshi noted that the committee recommends selling the unit and only needs Board approval to do so. The process and costs for separating two additional storage rooms and parking stalls purchased are being reviewed before anything is sold. UPDATE: At the 08/25/20 meeting, A motion was made by Director Ting and seconded by Treasurer Kraulik to have legal counsel proceed to separate unit 401 from two parking stalls and four storage locker units as a declaration amendment. The motion carried unanimous.
3	2020	7/22/2020	Fitness Center Hours	Diane Nakamura	Owner	Deferred				Discussed during the 08/25/20 Board Meeting. This item was deferred for further information.
4	2020	12/1/2020	Remove Owners' Unit Numbers & Names from Minutes & Agendas	Steve Shaw	Owner	Denied				The RFA 04-2020 to remove the owner's name and unit number from the agenda and minutes fails for lack of a motion. SEE RFA FOR APPROVED MOTIONS RELATED TO THIS RFA.
1	2021	4/21/2021	Investigation of Impact Noise from Upstairs Neighbor	Scott & Amanda Schwarzwaldner	Owner	Deferred				The Board and management team were asked to conduct an inspection of the unit above to review the noise issues. Transmittals on unit materials and as-builts were provided to the Owner. Owner to hire an engineer to perform a sound test.
2	2021	7/3/2021	Maintenance Fees	Steve Shaw	Owner	Deferred				The item was deferred at the 10/26/21 Board Meeting.
3	2021	11/15/2021	Pet Rules Revisions	Governance Committee	Owner	Approved	11/23/21			Approved at the 11/23/21 Meeting. See RFA for details.
1	2022	1/10/2022	Peleton Bike	Connie He	Owner	Denied	2/15/22			Discussed at the 2/15/22 Board Meeting. Denied for lack of motion.
2	2022	10/23/2022	EV Chargers	Priscilla Rodriguez	Owner	Deferred	11/9/22			Discussed at the November 09, 2022 Board Meeting. GM Baker & Management Staff to explore options and report back to the Board.