

**AOUO THE COLLECTION
BOARD OF DIRECTORS' MEETING
JULY 30, 2019
MINUTES**

I. CALL TO ORDER

President Funakoshi called the regular Board of Directors' meeting for AOUO The Collection to order at 6 PM in the onsite conference room. Recording Secretary for this meeting was Debi Balmilero, Management Executive for Hawaiiana Management Company, Ltd.

II. ATTENDANCE

Board Members: President Rodney Funakoshi, Vice President Wei-Kung Wang, Secretary Debra Ishihara-Wong, Treasurer Joseph Krahulik and Directors Kevin Kwan, Henry Lew

Excused: Directors Edison Ting, Tyler Street. and Taylor Nguyen

By Invitation: Debi Balmilero, CMCA[®], AMS[®], PCAM[®], Management Executive, Hawaiiana Management Company, Ltd.; Charles Poepoe, Mark Dias, The Collection

Guests: Unit 405, Neal Fujimori; Unit 503, Francis Calleon; Unit 603, Herbert Hinazumi; Unit 802, Kit Ng; Unit 1010, Shirley Arakaki; Unit 1310, John Parkinson; Unit 1807, My Ung Ok Lee; Unit 2302, Russell Ryan; Unit 2803, Steve Shaw; Unit 2806, Sandra & Alvin Furuike; Unit 3006, Roy Howard; Unit 3703, Jose Beltrano; Unit 3910, Darold Wong; Unit 4103, Carol Ing; Unit 4202, Paul Allen
(Note: Guests were present only during Regular Session)

III. MINUTES

The Board, by unanimous general consent, approved the minutes for the meetings of June 25 & July 22, 2019. The motion carried unanimously.

IV. REPORTS

A. Treasurer's Report

The Board, by unanimous consent, accepted the June 2019 financial statements, subject to audit.

B. General Manager

The written report from the Management Office was reviewed and is on file with the managing agent and in the onsite office.

C. Budget & Finance Committee *(Chair Joe Krahulik, Members: Rodney Funakoshi, Wei-Kung Wang, Debra Ishihara-Wong, Henry Lew, Kevin Kwan, Edison Ting, Tyler Street, Taylor Nguyen)*

Chair Krahulik noted that a working budget meeting to discuss the draft budgets for 2020 is scheduled for 6 PM on August 26, 2019 in the Midrise Lofts Multipurpose Room. All owners are welcome to attend.

D. Building, Grounds & Design Review Committee *(Chair Kevin Kwan, Members: Rodney Funakoshi, Wei-Kung Wang, Joe Krahulik, Debra Ishihara-Wong, Henry Lew, Kevin Kwan, Edison Ting, Tyler Street, Taylor Nguyen)*

Chair Kwan commented on the exhaust systems in the units. The Developer was contacted who noted that screens are not a building code requirement on the exhaust systems for the units. He is still investigating this issue.

a. Tower Solar Photovoltaic System

Chair Funakoshi reported that Phase 1 which is to install the trellis in the seventh floor garage area is moving forward. The consultant Wendell Choy is reviewing contractors for the drive aisles which is a part of phase 2. Comparable loans for the power purchase agreement are being sought. Chair Funakoshi noted that the legal opinion has been reviewed stating that the limited common element for the tower owners will be affected and those affected will be addressed to obtain approval for the roof-top covered parking with a written consent ballot. Since this only benefits the Tower residents and connects to

the Tower meter, it will not benefit any other entity. The Midrise has requested that their rooftop be considered for the addition of solar panels installed. He will be reviewing this with legal counsel and the installation contractors.

E. Commercial Units Report (Chair Tyler Street)

None.

F. Governance Committee (Chair Wei-Kung Wang, Members: Rodney Funakoshi, Joe Kraulik, Debra Ishihara-Wong, Kevin Kwan, Edison Ting, Henry Lew, Tyler Street, Taylor Nguyen)

Chair Wang reported on the Tower house rule revisions, section 11 regarding the recreation facility that prohibits commercial activities and non-commercial meetings held by clubs, organizations or individuals, except those approved by the Board. The Midrise rules will also be reviewed and updated. Once the revisions are sent out, the effective date will be thirty days after posting. He also noted that additional signs be placed in the garage to deter speeding and visibility. He notes that proposals are being obtained for lane dividers for the board's consideration in the near future

G. Social Activities Committee

None.

H. Master Association Representative

Chair Kraulik discussed the review of the documents that need to be reviewed to clarify the need for an opinion on the master association documents.

V. OWNERS FORUM

Unit 4202: Paul Allen commented on the use of a non-resident general manager changing the status of the resident manager from an in-house, onsite manager to a non-resident general manager.

Unit 3006: Roy Howard commented on the use of a non-resident general manager.

Unit 2302: Russell Ryan noted that another condo has hired an attorney to discuss the master association dues. He also noted that the Board is being inconsistent on its treatment of the installation of lines in the external common areas but not in the parking garage. He also feels that the Board was inconsistent about the offer of payment for trash service that was denied to the neighboring property.

Unit 2803: Steve Shaw contacted an engineer from the University of Hawaii regarding the exterior of the property to provide a recommendation on the installation of additional safety measures.

Unit 405: Neil Fujimori commented on the landscaping of the common areas. He noted that the landscaping is not consistent and irrigated properly. He also noted that the pool maintenance is not up to appropriate standards.

Unit 2806: Sandy Furuike noted that the landscape charges are \$3,000 per month for twice per week.

VI. UNFINISHED BUSINESS

A. Written Consents

a. Smoking Ban

ME Balmilero provided an update on the status of the current written consent for the smoking ban with 66.887977% in favor and 8.061904% opposed.

b. Managing Agent Contract Written Consent Letter

ME Balmilero provided an update on the status of the current written consent for the managing agent contract with 59.07101% in favor and 3.762196% opposed.

B. RFA – 04-2019: Rental of Storage Room (\$416)

Secretary Ishihara-Wong will be an outside agent on the rental of the 10 x 11 storage room for \$250 per month.

C. Financing for VA loans

The proposal was rejected due to lack of Board interest in pursuing legal work on amending the ByLaws.

D. Act 195: Priority of Payments Policy

A **motion** was made by Vice President Wang and seconded by Treasurer Krahulik to adopt the updated priority of payments policy as presented. The motion carried unanimously.

VII. NEW BUSINESS

A. Unit 401: Rental

A **motion** was made by Vice President Wang and seconded by Director Lew pursue rental of unit 401 on a six month basis on the condition of hiring a non-resident general manager. Secretary Ishihara-Wong will seek a rental agent for both the unit and the storage room. The motion carried unanimously.

VIII. EXECUTIVE SESSION

President Funakoshi adjourned the regular session into executive session for legal matters at 7:41 PM and resumed the regular session at 9:09 PM. The following items were determined:

A. Personnel Matters

a. Title Change

The Board, by general consent, determined that the Executive Administrative position will be changed to an Office Manager title with comparable compensation.

b. Salary Increases for 2020

The Board, by general consent, determined the salary increases for 2020 for 2.5% with GM Evaluations for performance.

Donation

The Board, by general consent, authorized the purchase of a card and a \$100 donation to a staff member for a recent family member passing.

B. Legal Matters

a. Account 2722-209

The Board, by general consent, determined to follow legal counsel's advice and not participate in mediation.

IX. NEXT MEETING

The next regular Board of Directors meeting of AOUO The Collection will be at the call of the Board President or on **Tuesday, August 27, 2019 at 6 PM, Onsite Tower Club Room.**

X. 2019/2020 MEETING SCHEDULE (*Tower, Club Room, 6 PM*)

September 17, October 29, November 19, January 28, 2020, February 25, 2020, March 31, 2020, April 28, 2020 (*Annual Meeting 6 PM, Salt Barn*)

XI. ADJOURNMENT

There being no objection, President Funakoshi adjourned the Regular Board of Directors' meeting at 9:09 PM.

Approved By:

Recording Secretary:

Debi Balmilero CMCA[®], AMS[®], PCAM[®]
Management Executive
Hawaiiiana Management Co., Ltd.

NOT FOR REAL ESTATE/RESALE PURCHASES