

**AOUO THE COLLECTION
BOARD OF DIRECTORS' MEETING
JUNE 25, 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 Hawaiiiana 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, Edison Ting, Henry Lew *(via teleconference at 6:01 PM)*, and Taylor Nguyen *(arrived at 6:28 PM)*.

Excused: Director Tyler Street

By Invitation: Debi Balmilero, CMCA[®], AMS[®], PCAM[®], Management Executive, Hawaiiiana Management Company, Ltd.; Desmond Oliveira, Executive Assistant, Charles Poepoe, Mark Dias, The Collection; Brian Tilker, Torkildson Katz Hetherington Harris & Knorek

Guests: Unit 405, Neal Fujimori; Unit 408, Mathew Nickel; Unit 603, Herbert Hinazumi; Unit 604, Rick Stack; Unit 701, Ed Carganilla; Unit 909, Erin Oda; Unit 1010, Shirley Arakaki; Unit 1203, Ratcliff Lee; Unit 1807, My Yuk Lee; Unit 1910, Mike Lum; Unit 2302, Russell Ryan; Unit 2803, Steve Shaw; Unit 2806, Sandra Furuike; Unit 3006, Roy Howard; Unit 3704, Victor Williams; Unit 3909, Darold Wong; Unit 4103, Carol Ing *(Note: Guests were present only during Regular Session)*

III. MINUTES

The Board, by unanimous general consent, approved the minutes for the meetings of May 28, 2019 and June 17, 2019. The motion carried unanimously.

Director Lew arrived via teleconference at 6:01 PM

IV. REPORTS

A. Treasurer's Report

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

B. General Manager

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

A **motion** was made by Vice President Wang and seconded by Director Ting to expend an amount not exceeding \$3,000 for recruitment efforts, if needed. The motion carried unanimously.

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 5:30 PM on June 26, 2019 in the Midrise Lofts Multipurpose Room. All owners are welcome to attend.

a. RFA 10-2018: Master Association Dues

Chair Krahulik noted that the documents for review of the Master Association dues that are available for anyone to review. He noted that the overpayments were noted on the documents but there is no substantiation to support the comments. He recommends the attorney review and determine how to move forward on the payment amounts to verify if the amounts are correct.

Director Nguyen arrived at 6:28 PM.

A **motion** was made by Treasurer Krahulik and seconded by President Funakoshi to submit

the RFA 10-2018 document to the Association attorney to request an estimate of the charges for a review and comment of the documents. The motion carried unanimously.

The Board, by general consent, authorized Treasurer Kraulik be the Collection Representative for the Master Association.

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

a. Tower Solar Photovoltaic System

A **motion** was made by President Funakoshi and seconded by Treasurer Kraulik to move forward with the Tower solar photovoltaic PV system, Phase I for the installation and lease of a solar photovoltaic system covering the Tower rooftop garage trellis through a power purchase agreement (PPA) using a PPA investor who will seek a commercial loan to fund the installation that will reduce electricity costs and contribute to energy self-sufficiency to the Tower. Wendell Choy of Energy Storage Hawaii, LLC will handle the project management and act as a PPA investor contingent on HECO approval. There were seven votes in favor with Director Nguyen opposed. The motion carried.

b. Refuse Collection Request by The Townhomes at the Collection AOUO

A **motion** was made by Director Kwan and seconded by Vice President Wang to not permit the Townhomes at the Collection AOUO use of The Collection AOUO Tower and Midrise Lofts common trash rooms as requested. There were seven votes in favor with Director Nguyen opposed. The motion carried.

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 that the committee requested that the in-house staff complete the striping on the turns in the garage as recommended by the independent study. The committee recommends that a garage shift log be available for review by the committee and that signage be added to the garage to "Use Headlights" and "24-Hour Surveillance Camera".

a. RFA 05-2019: Install speed bumps/stop lines at driveway exits

This item was deferred.

b. Owner Request: Remove plants from lanais to minimize pest exposure.

Chair Wang noted that based on the discussions of the committee, if there are any issues with plant insects, the on-site staff should handle the issue by addressing those concerned to request that they remove the plants or minimize the pests.

G. Social Activities Committee

President Funakoshi noted no events are planned at this time.

V. OWNERS FORUM

Unit 3006: Roy Howard noted that he was concerned that some Board Directors do not attend in person and that this is a disservice to the community.

Unit 1010: Shirley Arakaki requested that the Board consider adding signage for no smoking on the Porte Cochere, the recreation deck and 7th floor parking deck. She also commented on the water in the unit toilets that seem agitated and not calm.

Unit 1910: Mike Lum noted problems with the unit toilets in that the interior pull chain gets kinked. He requested that unit residents be notified to check this issue.

Unit 3704: Victor Williams commented that the windows did not seem to have been cleaned in the recent service. He noted that the Ewa side was not done. He requested the staff check into this matter.

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 66.889777% 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.

c. RFA – 0-2019; Rental of Storage Room (S416)

A **motion** was made by Secretary Ishihara-Wong and seconded by Director Ting to rent out the S416 storage unit and charge \$250 to a resident in the building for a period not to exceed two years. The motion carried unanimously.

d. Recreation Facility Use

A **motion** was made by Vice President Wang and seconded by Director Kwan to accept the attorney recommended revision to the house rules Section 11, Version 2 with 3 changes. There motion carried unanimously.

e. Financing for VA loans

The Board, by general consent, requested that the attorney provide an estimate of the costs associated with getting the condo to be VA approved.

VII. NEW BUSINESS

A. HB 61: Priority of Payments Policy

The item was deferred.

B. RFA-01-2018: Rescind Non- Resident Manager Determination

A **motion** was made by Director Nguyen to rescind the decision to not have a resident manager. The motion died for lack of a second.

Director Lew departed at 8:20 PM

VIII. EXECUTIVE SESSION

President Funakoshi adjourned the regular session into executive session for legal matters at 8:20 PM and resumed the regular session at 9:23 PM. The following items were determined:

A. Legal Matters

- a. The Board, by unanimous consent, authorized the Executive Committee (Joe Krahulik, Wei-kung Wang, Debbie Ishihara-Wong, and Rodney Funakoshi) to make decisions, in conjunction with legal counsel, pertaining to any pending or future requests for documents or information generated by Account 2722-240.
- b. The Board, by unanimous consent, agreed that that general counsel is authorized to comply with statutory requirements in response to requests for documents or information generated by Account 2722-240 and is to notify account 2722-240 of any costs and charges for additional services that the Association is not required pay for under Hawaii law.

Director Nguyen departed at 8:51 PM

- c. The Board, by unanimous consent, approved the final drafts of legal correspondence to be sent out to Account 2722-240 in response to pending requests for documents and information with the final copy, including all documents provided in response, sent to the executive committee.
- d. The Board, by unanimous consent, approved the recommendation of a formal resolution appointing a legal committee with instructions to general counsel to prepare a proper resolution.
- e. The Board, by unanimous consent, approved the form of a draft settlement agreement pertaining to Account 2722-240 as provide by legal counsel.

IX. NEXT MEETING

The next regular Board of Directors meeting of AOOU The Collection will be at the call of the Board President or on **Tuesday, July 30, 2019 at 6 PM, Onsite Tower Club Room.**

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

August 27, 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 9:23 PM.

Approved By:

Recording Secretary:

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