

ROYAL KUNIA COMMUNITY ASSOCIATION

MINUTES

REGULAR MEETING of Board of Directors of the ROYAL KUNIA COMMUNITY ASSOCIATION

- DATE:** Wednesday, November 18, 2009
- PLACE:** Royal Kunia Office,
94-615 Kupuohi St., Suite #203B
Waipahu, HI 96797
- PRESENT:** President Mike Freeman, Secretary Wayne Nakamoto, Treasurer Joann Hirata and Directors James McNarie (arrived 8:23 p.m.) Celia Molina and Mark Villanueva
- EXCUSED/ABSENT:** Vice President Doey Guasch, Directors Joel Ravey and Colin Wright
- BY INVITATION:** General Manager Albi Mateo, Castle & Cooke Homes Representative Doug Pearson, and Hawaiiana Management Executive Lillian McCarthy,
- CALL TO ORDER:** Noting there was a quorum present; President Freeman called the meeting to order at 7:08 p.m.
- OWNER'S PRESENT:** D. Santiago and D. O'Neal

MINUTES:

The Minutes of the Regular Meeting of the Board of Directors was unanimously approved as written.

DEVELOPERS REPRESENTATIVE: Castle & Cooke Representative Doug Pearson provided a verbal and written report. Representative Pearson reported that work on the rec center is proceeding as planned. Scheduled completion is August 2010. Representative Pearson will schedule sewer line work with GM Mateo.

PRESIDENTS REPORT:

No Report.

TREASURERS REPORT:

1. Financial Statements – The Financial Statements for September 2009 was unanimously accepted, subject to audit.

GENERAL MANAGERS REPORT: GM Mateo's written report is on file with the Association's records.

1. Trees in Median – GM Mateo reported the Pak Lan will be planted in the first quarter of 2010.

COVENANT'S REPORT:

1. Lot 13-A072 Appeal Letter – The Board unanimously declined to waive the fine. The owner needs to cut the grass more often.
2. Lot 08-B204 Appeal Letter – The Board unanimously declined to waive the fine.
3. Letter – 12150 – The Board unanimously agreed that the house must be repainted the proper colors. Covenants to handle enforcement.
4. Lot 05-A162 – The Board approved to refer the matter of boats in driveways to the attorney if the owner is willing to pay for the legal fees.

COMMITTEE REPORTS:

1. Design Committee – (*Chair James McNarie*) – Reported enclosed and on file.
2. Government Affairs/Education – (*Chair Vacant*) No Report.
3. Membership/Community Programs – (*Chair Vacant*) – No Report.
4. Newsletter – (*Chair Diane Santiago*) - Treasurer Hirata will write an article to thank the budget committee for their work on the budgets.
5. Dog Park – (*Chair Celia Molina*) - Chair Molina reported that she is sending a letter to Stanford Carr to request funds for the dog park.
6. Site 299 – (*Chair Mark Villanueva*) – Deferred.

UNFINISHED BUSINESS:

1. Collection Letters – The Board unanimously approved to send one collection letter per month to delinquent owners.
2. 2010 Budget – Treasurer Hirata moved to approve the 2010 budgets with no increase in the association fees. Director Molina seconded the motion which was unanimously approved. The same mailing process which was used last year will be used for this budget mailing.
3. Simplex Maintenance Agreement – President Freeman moved to accept the proposal from SimplexGrinnell for an Annual Access Control Service Agreement at a cost of \$3,557.50 plus tax. The motion was unanimously approved.

NEW BUSINESS:

1. Letter – 09039 – The Board reviewed the letter from a resident stating a pool in the community would be nice. The Board fully supports the opinion of the resident.
2. Letter – 01111 – The Board reviewed the letter and recommends the owner install root barrier. An arborist has assessed the tree and being healthy.

3. Royal Kunia Country Club – Newsletter Article – The Board directed a link be placed in the newsletter to interested residents and owners can visit the Country Club website.
4. Rec. Park – Landscaping Contract – GM Mateo was directed to find another contractor to maintain the rec park at the same price RKCA is currently paying.

Hearing no objections, President Freeman recessed to Executive Session at 8:20 p.m.

EXECUTIVE SESSION:

The Board reviewed the delinquencies and approved to skip trace a delinquent owner.
See Covenant's Report.

NEXT MEETING:

President Freeman reported there would be no Board Meeting in December unless we hear otherwise.


The next meeting is scheduled for Wednesday, February 10, 2010 at the ROYAL KUNIA COMMUNITY ASSOCIATION office, 94-615 Kupuohi St, Suite 203B, Waipahu, Hi 96797, at 7:00 p.m.

ADJOURNMENT:

Hearing no objections, President Freeman adjourned the meeting at 8:58 p.m.



Wayne Nakamoto, Secretary
Royal Kunia Community Association



Date

Submitted by:
Lillian McCarthy, CMCA®, AMS®, PCAM®,
Management Executive