

**PRINCEVILLE AT HANAIEI COMMUNITY ASSOCIATION (PCA)
REGULAR BOARD OF DIRECTORS MEETING
AUGUST 19, 1999**

The meeting was called to order by Donna Apisa, President, at 2:00 p.m. in the Lehua Room at the Prince Clubhouse. Also in attendance were: Robert Nesti, Vice President; William Stolz, Secretary; John Gordon, Treasurer; Ruth Mueller, General Manager; and seven members.

APPROVAL OF MEETING MINUTES

Director Gordon moved to approve the July 15, 1999 regular meeting minutes as presented. Director Nesti seconded the motion and it was unanimously approved.

GENERAL MANAGER'S REPORT

Ruth Mueller presented the General Manager's report.

Annual Assessment - The 1999/2000 annual assessment invoices of PCA dues were mailed on July 1. To date we have received \$618,961.32 in payments, which is 85% of the total amount invoiced (\$728,189.79).

Hobko Court Hearing - The Association prevailed at the August 12 Court Hearing, which the Facilitator and General Manager attended, concerning the property at 5121 Kapiolani Loop, Unit III, Increment 2, Lot 3. The Judge ordered the owner to:

1. Pay PCA \$8,000 for legal fees and costs incurred by August 27. If the full amount is not received in that time period, she will be required to pay PCA \$11,000 by September 12. [*Note: The \$8,000 was received on August 25.*]
2. Have all of the necessary approvals from the CDC and all permits from the County by December 12, 1999.
3. Complete all of the grading, construction and landscaping of the property by July 12, 2000.
4. Provide a performance and payment bond naming PCA as a beneficiary.
5. Maintain the property in a neat appearance, as required in the Covenants.
6. Hire General Contractor Bruce Netzer and have Architect Avery Youn, who Mrs. Hobko has already hired, expeditiously proceed with the requirements of the CDC.

Home Mail Delivery in Princeville - Jim Schlegel has reported to the General Manager that his meeting with the U.S.P.S. representative went very well. Princeville should have home delivery of mail within the next 4 months and retain a post office in Princeville. Mr. Schlegel has been informed that the proposal from the U.S.P.S. confirming this information should be received the first week of September. Mr. Schlegel has requested time on the agenda of the October 2 annual membership meeting for a U.S.P.S. representative to make a presentation and he will continue to keep PCA

updated on this matter. After discussion it was the consensus of the Board to permit a U.S.P.S. representative to make a 15-20 minute presentation at the upcoming annual membership meeting.

SpeedAlert Trailer - The General Manager followed up with Laser Technologies and was informed that the trailer left California on August 3 and should be here in 7-10 working days. The General Manager called them again this morning and is waiting for a report back. [*Note: On September 3 the General Manager again called Laser Technologies, was informed that the trailer has been sitting at Honolulu Freight for the past three weeks. She was anticipating an update on September 7.*]

COMMITTEE REPORTS

Community Design Committee (CDC)

Propane Tank Variance - Unit IV Lot 41 - Facilitator Marc Pomerleau reported that the CDC was seeking concurrence from the Board on its decision to grant a variance for a 124 gallon propane tank to be placed in the setback area on this property. After discussion the Facilitator was requested to further investigate other alternatives, i.e. the use of the smaller mobile cylinders instead of the large stationary one.

Plantings in the Drainage Easement - Unit II, Mili Makani Lot 24 - This matter was deferred pending a meeting with the owner and the Mili Makani Community Association, which has been scheduled for August 25.

Revised Single Family Guidelines - After reviewing the proposed revisions to the Single Family Guidelines, it was the consensus of the Board to have Attorney Mark Hazlett review them before sending them to the printer.

Nominating Committee

The Nominating Committee, which is comprised of Directors Apisa, Gordon and Stolz, met on August 11 and nominated another candidate. There are now three candidates running for the two director positions. They are: Robert Lanier, Robert Nesti and Robert Smith.

UNFINISHED BUSINESS

Pepelani Loop

Change Order - On August 6 Ron Wagner faxed over a change order which indicated there were 93 additional square yards of pavement repair area for an additional cost of \$8,370. After an on-site meeting with Wagner Engineering's design engineer and Goodfellows representative John Buist, on August 11 Mr. Wagner faxed an amended change order which indicated that there were 141 additional square yards of pavement repair area for a cost of \$12,690. After discussion it was the consensus of the Board to approve the change order and the additional expense of \$12,690.

Grading Permit Bond Deposit - After discussion about the County's request for a grading permit and a grading permit bond for the improvements which are being made to Pepelani Loop, it was the consensus of the Board to submit the grading permit bond via the Deposit Agreement supplied by the County, and to open a certificate of deposit in the amount of \$153,900.00 at the Princeville Branch of First Hawaiian Bank. The Treasurer and General Manager will be the signatories for the account on behalf of the Association.

Signage - The large directional sign at the former entrance to Pepelani Loop has been moved to the west end of Pepelani Loop. Director Stolz suggested a smaller sign identifying Pepelani Loop be installed at the former entrance. The General Manager reported that she had spoken to the engineer who recommended that nothing be placed in the sight path for the easterly end of Pepelani Loop. Director Nesti suggested letters be sent to the time share offices of Alii Kai, Bali Hai Villas and the Cliffs requesting they direct their members to the east entrance/exit of Pepelani Loop.

Ka Haku Road Speed Limit

The County has indicated its approval of the reduction of the present 35 MPH to 30 MPH speed limit on Ka Haku Road. Director Apisa indicated that she thought the 30 MPH speed limit should be in effect on Ka Haku Road all of the way to the Princeville Hotel. Director Stolz reiterated that he would follow up with the County in getting the necessary approvals, as per the traffic ordinance.

Proposed Rules (Update Only, No Decision To Be Made)

After a brief discussion, it was the consensus of the Board to schedule a Rules Committee meeting on September 2 for the purpose of a final review of the proposed rules.

There being no further business to discuss, Director Stolz moved to adjourn the meeting to executive session to discuss legal and personnel matters at 3:09 p.m. Director Nesti seconded the motion and it was unanimously approved.

Respectfully submitted,

Ruth J. Mueller
General Manager/Recording Secretary