

PRINCEVILLE AT HANAIEI COMMUNITY ASSOCIATION  
Regular Board of Directors Meeting  
Thursday, July 21, 2005  
Lehua Room - Prince Clubhouse

President Gordon called the meeting to order at 3:04 P.M. Also in attendance were Vice President Bob Doyle, Treasurer Tom Bartlett, Secretary Gertrude Long, and Director Ruth Marvin. General Manager Rohit Mehta was also present. There were 10 guests.

I. APPROVAL OF MEETING MINUTES:

- A. May 19, 2005 Regular Meeting, June 16, 2005 Regular Meeting, and July 6, 2005 Special Meeting. Director Doyle moved to approve the Minutes of the May 19, June 16 and July 6 meetings. Motion passed unanimously.

II. NEW BUSINESS:

- A. Setback Variance. The General Manager explained that this issue was on the agenda because the CDC had requested the views of the Board. Questions had arisen regarding the granting of variances to the CDC's setback rules, particularly as they apply to the installation of air conditioning equipment. During a discussion of the matter, all Directors expressed support for strict enforcement of the rules regarding setback variances for new construction. Regarding remodels of existing homes, the sense of the meeting was that these should continue to be handled on a case-by-case basis. The Board asked the CDC to come up with some acceptable language to amend their rules to reflect the Board consensus on this matter and, after clearing it with the legal people, implement the amended rule.
- B. Honoiki Road Traffic Issues. The General Manager explained that there had been numerous problems with both vehicular parking and speeding on Honoiki Road. Many of these problems had been attributed by residents to employees of Hanalei Bay Resort. Ray Blouin, General Manager of the Resort, was present for the discussion. Mr. Blouin invited residents to contact him regarding any violations they observe. He said he would try to bring about correction of any problems being caused by his people. The subject of installing speed bumps was briefly discussed, but both the residents attending the meeting and Mr. Blouin were opposed to such a solution. The Board

thanked Mr. Blouin for his attendance, and his expressed willingness to assist in solving the problem.

- C. Call for Nominations for board of Directors. Director Marvin, Chairman of the Nominations Committee, reported on this matter. She has assembled a Committee consisting of Jack Baker and Victoria Bourdignon. There are two seats on the Board of Directors open for election in 2005. Both Director Bartlett and Director Long, whose terms are expiring, have expressed a desire to run for another term. Other candidates were encouraged to come forward.

- III. TREASURERS REPORT. Treasurer Bartlett presented the year-end Treasurer's Report. The General Manager elaborated on some of the details of the report. President Gordon thanked Director Bartlett for his fine work.

- IV. OLD BUSINESS:

Community Center. The General Manager updated the group on the status of this matter. He announced that there was to be a presentation to stakeholders on the subject on August 24, and he hoped that as many members as possible would attend. He also stated that a vote on approving or disapproving construction of a Community Center would be included with the ballots for election to the Board of Directors, to be mailed to members prior to the annual meeting. The GM closed by thanking Bob Rappaport, Chairman of the CDC, for his help in assembling cost estimates for the proposed Community Center.

- IV. OTHER BUSINESS:

- A. Annual Audit. The General Manager stated that he needed Board approval for the annual auditor. The audit would be done by the firm Hirose Kato and Company, LLP, and was expected to cost \$6,200. Director Gordon moved that the Board authorize the GM to arrange for the annual audit as proposed. Motion passed unanimously
- B. Possible Meeting with New Owners of Princeville. In response to an inquiry, President Gordon stated that a presentation to the community by the new owners had been discussed, but there was as yet no firm plan.
- C. Shopping Center. Director Bartlett inquired as to what was going on at the shopping center. He had noticed that work was underway in the lot at the end of the parking lot. President Gordon stated that he understood that the new owners had cleared the lot to be able to

survey, but to the best of his knowledge no construction was currently planned.

- D. Ka Haku Road Guardrail. Director Bartlett asked what was the status of the placement of the guardrail on Ka Haku look-out area adjacent to the walk/jog path. The General Manager reported on the status of the project, noting that some problems had been encountered and no decision on the best solution had yet been made.
- E. Volleyball Court. A guest inquired regarding the status of repairs to the volleyball court. The General Manager reported that progress was being made, and it was decided to put a notice on the Web site, Bulletin Board, etc., asking for volunteers to help clean the area and organize a youth volleyball league.

V. ADJOURNMENT: The meeting was adjourned at 4:11 P.M.

Submitted by Gertrude D. Long, Secretary.

**Princeville Community Association  
Treasurer's Report  
June 30, 2005  
(Year end unaudited)**

Account Balances

	(6/30/05)	(12/31/04)	(9/30/04)
PCA Operating Fund	\$10,228	\$2,784	\$40,483
PCA Reserve	\$590,990	\$834,503	\$913,194
PCA Road Reserve	\$289,046	\$459,009	\$474,583
Accounts Receivable	\$3,924	\$8,540	\$26,609
Petty Cash	\$299	\$299	\$300

Member Collection Assessment Status

	(6/30/05)	(1/19/05)	(10/18/04)
Accounts delinquent	2	2	23
Total Amount delinquents	\$1,112	\$1,112	\$9,899
Number of properties liened	1	2	1
Properties in Foreclosure	1	0	0

Major areas of spending summary through 6/30/05 :

Area of Spending	Performance
Payroll	85%
Insurance	98%
Roads	100%
Payroll Taxes	79%
Legal	79%
Rent	79%
Total Expense	90%

Performance is the % of budget spent ytd., 100% being ideal target.