

PRINCEVILLE AT HANAIEI COMMUNITY ASSOCIATION

Regular Board of Directors Meeting

Thursday, May 18, 2006

Church of Pacific

President Gordon called the meeting to order at 3:10 P.M. Also in attendance were Treasurer Tom Bartlett and Secretary Ruth Marvin. Vice President Bob Doyle and Director Chris Spencer were absent. General Manager Rohit Mehta was also present. There were 9 guests.

I. APPROVAL OF MEETING MINUTES

- A. April 20, 2006 Regular Meeting. President Gordon moved to approve the Minutes. Director Bartlett seconded the Motion, and Motion passed unanimously.

II. NEW BUSINESS

- A. TV Satellite Dishes. President Gordon made a motion to keep the rules as is which are consistent with the rules. Director Bartlett seconded the Motion, and motion passed unanimously.
- B. PCA Emergency Preparedness Plan. The General Manager asked that the Board give comments to the draft PCA Emergency Preparedness Plan and that the plan be approved at the next meeting. In addition, President Gordon stated that he hasn't heard back from the CERT Team yet regarding an emergency readiness meeting with CERT, The Princeville Operating Company and others in our community. He further said that HAM radio equipment that PCA had purchased and was now in CERT custody was tested and both the HF (40 meter) and the 2 meter equipment worked fine within Princeville. Also, KKCR, the public radio station in Princeville now has an emergency generator.

III. OLD BUSINESS

- A. Community Center. The General Manager anticipates the permits may to be issued next week. He also stated that a letter from the lender has been received, and a contractor is pending to do the work at cost. The contractor's concern was the construction bond for which a solution would need to be found between the Contractor and the Lender. A homeowner present at the meeting asked who the contractor was, and the General Manager said it was Mark Gauthier. According to the General Manager he was the only contractor who responded and was willing to do the work at cost. President Gordon referenced the PHCA newsletter in which volunteer help from the community was sought.
- B. Bill 2193. The General Manager explained that in particular two legislators have introduced several bills to micromanage and regulate Homeowner Associations in the future. He furthermore confirmed that these bills received a lot of opposition in the house and senate, yet Bill 2193 was passed. President Gordon reminded everyone that our local representative Mina Morita turned the bill down, yet it still carried. The General Manager stated that the Princeville Homeowners Association already practices most of what the bill incorporates, however, that other, smaller associations like Mili Makani or Sunset Drive could have a problem. The General Manager referred to a meeting with the Community Association Institute and a letter that was submitted to the governor to veto the bill.
- C. Fraction Ownership in Single Family Homes: Director Marvin gave some background on fractional ownership sales in Princeville. While it seemed to be more popular with condominiums, so far, one home on Kamehameha Road has sold in 6 fractions, one home on Albert Road was initially advertised as a fractional sale, than later sold outright. Now, another home on Punahale Road is offered as a fractional sale. Director Marvin commented that although this was a trend that can be seen in high-end Real Estate markets on the mainland like Aspen, Sun Valley, etc. it could be a detriment to our community if this

takes precedence. The quality of our neighborhood could suffer and our community could become more anonymous. It also could create potential problems regarding who is responsible if there were any CC&R violations. The General Manager explained that the CC&Rs do include a rule for the main contact person or management of a fractional home to be registered with the PHCA, so that PHCA knows who to contact. Other than that the impact to our neighborhood was the same as with short term vacation rentals. Some discussion occurred about how to change our Declaration to prohibit fraction sales in single family residences, and the General Manager stated that 75% of all owners would have to agree, which is almost impossible. A homeowner suggested that with the current electronic correspondence of email, it might be worth a try.

IV. OTHER BUSINESS

- A. Playground Equipment Installation. The General Manager stated that the Lions Club at their meeting last night talked about volunteering with the installation of the new playground equipment, and that they had concerns about their participation. Mike Taylor, Lion's Club Member, and present at the meeting explained that setting up the toddler station took them 4 weekends since they didn't have any instructions, and that they had concerns about the complexity of the new playground, man power needed, and also liability. Mike stated that the Lion's Club could provide about 8-12 people for 2 half days, and that they had liability insurance for their construction volunteers only. The General Manager explained that a) Island Recreation (representatives of the manufacturer, Landscape Structures) will supervise the installation and will issue a certification letter regarding the equipment and installation thereof according to the manufacturers' specifications; and b) that PHCA requested an installation bid from Landscape Structures to see if it might fit our budget. The goal was to have the new playground installed prior to removing the old equipment.

- B. Road Paving: Director Bartlett inquired about the current asphalt shortage and how it will impact our road paving schedule. The General Manager confirmed that the road paving has been delayed even further and is rescheduled for June 2006.

V. ADJOURNMENT: The meeting was adjourned at 4:08 P.M.

Submitted by Ruth Marvin, Secretary