

PRINCEVILLE AT HANAIEI COMMUNITY ASSOCIATION

Regular Board of Directors Meeting

Thursday, June 15, 2006

Church of Pacific

President Gordon called the meeting to order at 3:03 P.M. Also in attendance were Vice President Doyle, Director Spencer, and Secretary Marvin. Treasurer Bartlett was absent. General Manager Rohit Mehta was also present. There were 6 guests.

I. APPROVAL OF MEETING MINUTES

- A. May 18, 2006 Regular Meeting. Vice President Doyle moved to approve the Minutes. President Gordon seconded the Motion, and Motion passed unanimously. Also approved was an amendment to the Regular Board of Directors Meeting Minutes dated March 16, 2006. The motion was made by President Gordon and seconded by Director Marvin.

II. NEW BUSINESS

- A. Barrier at end of Kauai Road. The General Manager explained that Kauai Road in Unit II dead-ends with a ditch located on Bali Hai Villas' land. For safety reasons, Bali Hai Villas has requested to put up a barrier at the end of Kauai Road. In order for PHCA to be indemnified an indemnification agreement was drafted and needs to be accepted by Bali Hai and approved by the Board. President Gordon suggested looking at the proposed design of the barrier first before the Board takes any action.

III. OLD BUSINESS

- A. Community Center. The General Manager stated that lots of things have happened since the last meeting. A contractor, Mark Gauthier, was secured to construct the community center at cost. The building permits are ready for pick-up. The loan has been approved and a loan commitment letter from Pacific Guardian Life that needs to be approved by the Board is forthcoming. The lender requires the construction to be bonded. So far the bonding companies that have been contacted require the entire dollar amount, \$601,385, to be paid up front. The General Manager explained that this was not possible unless PHCA were to borrow the funds from their reserves. He met today with a bonding company, Hardware Hawaii, to discuss waiving the requirement of funds up front and to propose as an alternative the inspection of the PHCA balance sheet instead. Hardware Hawaii's answer is expected tomorrow. Other alternatives would be to inquire with more bonding companies yet, or switch to a commercial loan instead that does not require bonding. The disadvantage of a commercial loan would be that the interest rate for the permanent loan cannot be locked in right now. The General Manager concluded that once the bond is in the place ground breaking ceremony could be held. President Gordon stated that he will volunteer to organize a low profile ground breaking ceremony, with a Hawaiian blessing, and an open invitation to all members with a few personal invitations only. Due to budget restrictions this event should be kept brief and take about 15-20 minutes.
- B. Playground Equipment. The General Manager reported that the playground equipment is on Kauai. Since the Lions Club declined helping with the installation, PHCA obtained an installation bid from the supplier, Island Recreation, Inc. The cost of the new equipment itself is approximately \$40,660, and the installation bid came in at \$19,617.80, for a total cost of approximately \$60,277.80. The original anticipated cost was about \$50,000, not far off the actual cost. Director Marvin suggested accepting the professional installation bid in order to have the job done right. She said that volunteers will still be needed to relocate the toddler station and the monkey bars to the new site once it has been graded and prepared. President Gordon supported Director Marvin's comments and reminded everyone that the playground is big asset to our community as it gets used heavily on an every day basis. President Gordon made a motion to approve

made a motion to approve the professional installation bid. Director Marvin seconded the motion and the motion carried.

- C. PCA Emergency Preparedness Plan: The General Manager asked the Board to comment on the internal PHCA Emergency Preparedness Plan as provided. President Gordon suggested a link to the Board members to be included on page 5. Director Doyle asked who the Princeville CERT lead person was referred to on page 6 and was told the name would be provided on the Contact List after today's CERT meeting at 5pm at the Sunset Drive Club House. President Gordon also suggested including the contact persons' physical addresses as well, as the phones may not work in an emergency. Director Doyle requested the playground and the volley ball and basket ball court to be included as common areas on page 4. One of the CERT members present reminded everyone in attendance that there was a CERT display at the library through the end of June, and that more training sessions were going to be offered in the near future. President Gordon thanked CERT for taking the lead in emergency preparedness.

IV. OTHER BUSINESS

- A. A home owner present wondered when the walk/jog path to the Prince Spa currently closed due to construction will open up again. The General Manager explained that this path was located in Princeville Phase II; Director Doyle mentioned that this path eventually will be the driveway into that new development. The same home owner also wondered whether the road to the pump station off Keoniana Road in Unit II was a public access. The General Manager declined and said this was a private road, not a public access, and that Princeville Utilities had an easement over that private road to access the pump station below.

- V. ADJOURNMENT: The meeting was adjourned at 4:10 P.M.

Submitted by Ruth Marvin, Secretary