

## PRINCEVILLE AT HANAIEI COMMUNITY ASSOCIATION

Regular Board of Directors Meeting

Thursday, September 21, 2006

Church of Pacific

President Gordon called the meeting to order at 3:06 P.M. Also in attendance were Vice President Doyle, Treasurer Bartlett, Director Spencer and Secretary Marvin. General Manager Rohit Mehta was also present. There were 4 guests.

### I. APPROVAL OF MEETING MINUTES

- A. July 20, 2006 Regular Meeting. Vice President Doyle moved to approve the Minutes. Treasurer Bartlett seconded the motion, and motion passed unanimously. President Gordon also noted that there was no August 2006 meeting.

### II. TREASURER REPORT - YEAR END RESULTS

Treasurer Bartlett thanked the General Manager for a job well done. Total income is \$847,000 plus \$24,000 in interest earned. Expense items under budget are: Road by \$191,000 due to timing (asphalt shortage) and weather; Legal by \$9,000; Insurance by \$18,000; Professional services (engineering) by \$8,000; Payroll & taxes by \$31,000; Rent by \$40,000; Phone by \$3,000; Electric by \$13,000. Expense items over budget are: Workman's Comp by \$5,000 (due to cost increase); Maintenance by \$48,000 (due to hiring a Sub-Contractor, off-set by under budget items like insurance, payroll & taxes). The first quarter report for the new fiscal year is coming up. All in all the budget is on track.

### III. NEW BUSINESS

- A. Presentation by Bali Hai Villas re: Restaurant. President Gordon stated that Bali Hai Villas withdrew the restaurant proposal for economic reasons, and that it's a non-issue at this point.
- B. Approval of Purchase of Bull Horns for Emergency Purposes. President Gordon explained that the CERT Team has requested 3 bull horns for emergency purposes as a means of communications. Bull horns can reach about a one mile radius and may come in handy if telephone and cellular phone service was down. President Gordon suggested setting aside \$400 for the purchase and shipping of 3 bull horns, 1 for Patrol, 2 for the CERT Teams. Treasurer Bartlett made a motion to approve said amount. Vice President Doyle seconded the motion, motion passed unanimously.
- C. North Shore Redemption Center. President Gordon reported that the North Shore lost its only redemption center at Prince Albert Park. The General Manager explained that Reynolds Recycling stopped serving the North Shore due to difficulties in transporting the containers to the North Shore. The Board and some of the guests present discussed the situation and possible alternatives. The Board concluded that the Association should write a letter to the Mayor of Kauai, as well as Mina Morita, State Representative, and also send a copy to Governor Lingle to urge them to provide another redemption center on the North Shore as soon as possible.
- D. Annual Meeting. The General Manager announced the Annual Meeting to take place on October 28, 2006 at 9:00am at the Church of Pacific. Secretary Marvin suggested inviting our new neighbors, the Honu Group, Cornerstone and the Princeville Operating Company to give an update on their future plans. The Board agreed and asked the General Manager to invite these three entities to the meeting for informational purposes only.
- E. Walk/Jog Path. President Gordon informed the Board that a homeowner contacted him about the tree root damage to the concrete walk/jog path. The homeowner who uses a motorized wheelchair to go up to the shopping center said he almost tipped over in certain hazardous areas on the path. The General Manager referred to the maintenance work done to the path in the past, cut roots and repair concrete, and confirmed that this is an on-going maintenance item. Vice President Doyle questioned the ADA

compatibility of the path. The General Manager was asked to check into this matter. President Gordon indicated that he was to contact the homeowner with the results of the Board discussion on this issue. Also, the homeowner will be asked to help identify areas of the path that are problems with the wheelchair. These areas will be given priority for repairs.

### III. OLD BUSINESS

- A. Community Center. The General Manager reported that the oversight committee met and concluded that the budget and building progress are on track. Mark Gauthier's crew is "flying". Completion of the Community Center is expected in January 2007 subject to no delays with the sub-contractors.
- B. Playground Equipment. The General Manager reported that the playground installation is all done and thanked Director Spencer, Secretary Marvin and friends for their help. President Gordon reminded everyone that in addition to the playground the new Community Center will provide a great focal point for the community to get-together.

### IV. OTHER BUSINESS

- A. The General Manager introduced a request from Dan Metsch, Shopping Center Manager for Honu Group, for our Patrol to service the Princeville Shopping Center from 12:00 midnight to 6:00am to a) report any suspicious activities to KPD, and b) to tag abandoned vehicles. The Board discussed the request and asked the General Manager to look into the legal issues, liability insurance, and whether the Patrol is allowed to service areas outside Princeville I. Some guests recommended not getting involved since Patrol might be put in jeopardy for instance tagging a vehicle. Also, the question of providing a security versus "observing" services was brought up. The Board asked the General Manager to get more information and clarification on this matter and report back at the next meeting.

- V. ADJOURNMENT: The meeting was adjourned at 3:50 P.M.

Submitted by Ruth Marvin, Secretary