

Princeville at Hanalei Community Association
Board of Directors Meeting
Thursday, November 20, 2008

Present: Bob Doyle, Jean Ann Flaherty, Julie Schuller, George Corrigan, Rohit Mehta,
April McGinnis

Absent: Chris Spencer

The meeting was called to order by our president Bob Doyle, at 5:15pm.

- I. Approval of Minutes
 - a. September 18, 2008 minutes: Julie Schuller made a motion to approve the minutes as written and Jean Ann seconded. The motion passed.
 - b. October 25, 2008 Annual Meeting: Julie makes a motion to approve the minutes and Jean Ann seconded. The motion passed.
 - c. October 25, 2008 Organizational Meeting: Julie Schuller made a motion to approve the minutes as written and Jean Ann seconded. The motion passed.
- II. New Business
 - a. Lot 25 Westin Project Lot Designation: The Westin lot is currently and has always been in the past designated as a hotel lot which means they pay 2x the association dues and have 2x the votes in any PHCA election. The Westin project has constructed mainly a time-share project which is considered more of a multi-family lot than a hotel lot. Multi family lots pay 1x the association dues and have 1x the vote. The PHCA covenants allow the Board to change the designation of lot if deemed necessary. In the past the Pu'u Po'a project was designated a hotel lot and the AOA requested that the PHCA change the designation to multi family. The request was granted. Currently, the PHCA board has a choice to either keep the designation as a hotel lot or change the designation to a multi family lot. Denise Wardlow, General Manager of Westin was informed of this possibility and in turn is having the Westin's legal team conduct an analysis of the PHCA covenants in regards to the Board's power to re-designate a lot. The Board has decided to wait until the legal analysis from the Westin to proceed in making a decision of lot designation.
 - b. Community Center Reserve Study. The PHCA auditor recommended a reserve study be done on the Community Center. A reserve study consists of a condition assessment of the building and a schedule of expenditures to build into a reserve (replacing roof, carpet, etc.). Currently, we have a reserve account for the roads and a general reserve account set aside for other such issues. The Board was asked two questions:

- i. Should we have a reserve for the building? The answer was YES.
 - ii. Do we need a formal reserve study completed? NO. We will have the budget committee review the future costs and make a decision on how to handle.
- c. Ka Haku Lighting and Landscape Responsibility. Currently the Master Agreement between PHCA and Princeville Corp. states that Princeville Corp. will perform the maintenance on all pole lights, bollards, and street sign lights with PHCA paying for 50% of the cost. The agreement also stipulated that at any time the Princeville Corp. can hand over the maintenance responsibility to us as long as they send us written notification. Mike Loo has stated that they are choosing to hand over all responsibility of light maintenance to the PHCA, however, we have not yet received it in writing. This means that the PHCA will now be responsible for of the maintenance costs associated with the lighting. The Master Agreement also covers the landscaping areas around the big street signs and is maintained by Princeville Corp. and the PHCA does not pay for any part of this cost. Again, the Princeville Corp. has an option to hand over this responsibility to the PHCA with a 6 month notice after the Makai Golf Course ownership changes hands. Therefore sometime in 2009 the PHCA will most likely take over this responsibility.
- d. New Traffic Speed Measuring Device. Our speed trailer contains a computer inside to measure the speed of traffic. This computer is malfunctioning and needs to be replaced (@\$400). Rohit looked into a device similar to the ones KPD uses which are small computers that can be installed in various inconspicuous locations. The cost of such a device is @\$3000 and the Board agreed that there is not a current need for this device but all information will be kept on file.

III. Old Business

- a. Community Events Committee (CEC) Report. Jean Ann delivered the report for the CEC. The Christmas Event is happening on December 14, 2008 from 4-6pm. There will be Santa's Helpers available for pictures, music and refreshments. The tree lighting will occur closer to 6pm. The Home Decorating contest is also reoccurring this year. All homeowners need to enter the contest via the forms that are going out in the newsletter, or at the Holiday event, or by calling the office no later than Dec. 22nd. The judging will occur the weekend after Christmas. The newsletter includes advertising for both events and the banner purchased last year will be put up again this year. The Art Steering Committee has met to discuss the planning of the Princeville Art Exhibit. A call to artists is being generated. Only artists residing in Princeville will be included in this exhibit.
- b. Bicycle Safety Workshop. Julie has not been able to connect with Lt. Contrades regarding KPD hosting a bicycle safety workshop at the Community Center. She will try to contact the Fire Dept. in addition to KPD.

IV. Other Business

- a. Community Association Institute (CAI) is having a prep meeting prior to the beginning of the next Legislative session on Oahu December 11, 2008. Rohit is a part of the CAI Legal Action Committee and would like to attend. The Board approved this request.

V. Adjournment

- a. The meeting was adjourned at 6:08pm.

Respectfully submitted by April McGinnis
For Jean Ann Flaherty, PHCA Secretary

