



ANNUAL MEETING MINUTES

KAILUA VIEW ESTATES ASSOCIATION February 4, 2017

CALL TO ORDER:

Director Sharon Exley, acting as the meeting Chair, called the 2017 Annual Meeting to order at 10:00 a.m. HST. A quorum was established with eighty-one (81) votes present in person or by proxy out of 234 owners.

PROOF OF NOTICE OF MEETING

A notice of the Annual Meeting was sent out to all owners of record on January 6, 2017. A copy of this notice has been made a part of the Annual Meeting file.

INTRODUCTION OF BOARD MEMBERS AND GUESTS

Director Exley welcomed all the owners and introduced the Board of Directors and invited guests:

Board of Directors

Christina Gross, President

Ted Leaf, Vice President

Robert Oswald, Secretary/Treasurer

Darlene Dabbling, Director

Lee Johnson, Director

Peggy Stelmachowicz, Director

Management Executives (ME) Nan Cain and Michael Kennedy, Administrative Assistances (AA) Aleah Llanes and Jamielynn Leialoha, all from Hawaiiana Management Company were in attendance. ME Cain was appointed Recording Secretary; AA's Llanes and Leialoha acted as Tally Clerks, for the meeting, by general consent.

PARLIAMENTARY AUTHORITY

Robert's Rules of Order, Newly Revised, was the governing authority for this meeting in any instances not covered by the Association Bylaws or Hawaii Revised Statute 421J and 414D. The

MINUTES OF THE ANNUAL MEETING
Kailua View Estates Association
February 4, 2017

'Meeting Rules' were permanently adopted for all meeting of the Association at the 2016 Annual Meeting.

APPROVAL OF MINUTES:

The Minutes of the February 6, 2016 Annual Meeting were approved by the Board of Directors, and mailed to all owners and made available at check in. There being no objections, the reading of the minutes was waived. There being no objection, the Board was authorized to approve the minutes of this 2017 Annual Meeting.

AUDIT

Dan Sullivan, CPA, completed the audit for the accounting year ending December 31, 2016. A copy of the audit will be posted on the Kailua View Estates website (kailuaviewestates.org) and will be mailed to all owner who requested it on their proxy.

ELECTION OF DIRECTORS

Chairperson Exley stated that Article II Section 1 of the project Bylaws specifies that the affairs of the Association shall be governed by a Board of Directions composed of not less than three (3) or more than nine (9) persons, each of whom shall be an Owner of record in the Kailua View Estates Association. The Board recommends the number be reduced from nine (9) to seven (7).

There being no objection the number of Directors was set at seven (7). Chairperson Exley announced that there were four (4) Directors terms that expire in 2017.

NOMINATIONS

There were six (6) nominees Lee Johnson, Lot 33021, "Kalei" Cynthia Farley, Lot 33110, Ted Leaf, Lot 33054, Linda Lesh, Lot 32082, Robert Oswald, Lot 33038, and Pat Pearlman, Lot 33036.

The Chair called for further nominations. There being no further nominations, nominations were closed.

Owner Phyllis Shimatsu, Lot 33084 made a motion to have the number of Directors reset at nine (9). The motion was seconded and failed due to a majority vote of the owners present at the meeting.

INSPECTORS FOR THE MEETING

Cheryl Levitz, Lot 32095 and Greg Hardy, Lot 33058, volunteered to be the inspectors for the meeting.

MINUTES OF THE ANNUAL MEETING
Kailua View Estates Association
February 4, 2017

ELECTION RESULTS

The nominees were elected as follows:

		<u>Term</u>	<u>Expires</u>
Robert Oswald	49 votes	2 yr.	2019
Lee Johnson	43 votes	2 yr.	2019
“Kalei” Cynthia Farley	38 votes	2 yr.	2019
Linda Lesh	37 votes	2 yr.	2019
Pat Pearlman	26 votes	not elected	
Ted Leaf	11 votes	not elected	

NEW BUSINESS

The following resolutions were adopted by unanimous consent:

“Resolved, that any excess of membership income over membership expenses for the year ending December 31, 2017 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.”

“Resolved, that pursuant to the By-Laws of the Association Sections 3.04 and 5.04, the membership hereby adopts the following language and criteria in an effort to collect the unpaid assessments owing the Association.”

“Kailua View Estates Owners Association Termination of Access to Associations Common Areas Rec Center and Tennis Courts - Where an owner in the Association has been issued a thirty day notice on delinquent assessments, the Association may authorize its managing agent or Board to terminate the delinquent owner’s and/or tenants access to and/or use of, the common area, known as the Rec Center and Tennis Courts. Any terminated privileges shall be restored upon payment of all delinquent amounts owed to the Association, but need not be restored until payment in full is received.”

ADJOURNMENT

There being no further business to be brought before the ownership the meeting was adjourned at 10:19 a. m. HST.

Approved by the Board of Directors
Kailua View Estates

Officer
Submitted By:
Nan N. Cain
Recording Secretary