

**MINUTES**  
**Kuleana Club Association of Interval Owners**  
**Annual Owners Meeting**  
**April 2, 2019**

**I. CALL TO ORDER/DETERMINATION OF QUORUM**

Meeting called to order by Dustin Schmitt at 9:00 AM in the lobby of the Kuleana Club. The following persons participated in the meeting:

Board Members

Dustin Schmitt, President  
Al Jones, Vice President  
Mack Morrison, Secretary/Treasurer  
Keith Campbell, Director  
Gary Sullivan, Director

Management

Debra Wood

On Site Staff

Thom Rogers

**OWNERS IDENTIFIED ON ROLL**

Dustin Schmitt reported a quorum of 51% was present by proxy and in person at the meeting.

**II. APPROVAL OF PREVIOUS MEETING MINUTES**

Dustin Schmitt called for approval of the minutes from the 2018 KCAIO Annual Owner Meeting.

**Motion** made by Dee Easley to approve the April 4, 2018 KCAIO Annual Meeting Minutes as presented. It was seconded by Marilyn Pruse and passed by unanimous vote.

**III. FINANCIALS**

The December 31, 2018 unaudited financial statement was reviewed by Debbie Wood. Questions from the members present were responded to by Debbie and Dustin.

**Motion** was made by Marilyn Pruse and seconded by Ellen D to ratify the 2019 budget and fund a capital reserve account in the amount of \$90,121.

**Motion** was made by Dee Easley and seconded by Marilyn Pruse to establish the Board as agent for the owners in assessing, collecting and allocating the capital reserve funds. The motion was passed by unanimous vote.

**Reaffirmation of Director Expenses:**

1. Round trip Airfare by the least expensive means available to meet the needs of the Association.
2. An on-site unit will be provided for seven (7) days, unless the Board has approved a longer period of time. At other locations, actual days of hotel/motel use will be reimbursed as determined by the Board.
3. Car rental for seven (7) days, unless a longer period of time has been approved by the Board, plus parking fees, ground transportation to and from the airport etc.
4. Postage, copying, phone calls and other miscellaneous expenses resulting from association business.
5. The Board of Directors must submit receipts for reimbursement upon approval.

**Motion** to ratify the December 2018 audited financial statement and the actions of the KCAIO Board for the 2018 calendar year was made by Betty Jantzen. The motion was seconded by Marilyn Pruse and passed by unanimous vote.

**IV. BOARD REPORTS**

Dustin Schmitt, President of the KCAIO began his comments by thanking the Board and Management for the support and success of the KCAIO Association. He reported the Association is fiscally sound. He reported the board had approved the replacement of the lanai furniture, occasional tables in the living rooms, and mattress in the bedrooms.

Gary Sullivan, KCAIO Director and AOA Board Member, provided an update to the membership on the current business of the Kuleana AOA. He reported the parking lot will be repaved in June of 2019. He also reported that exterior lighting will be changed to down lighting.

**V. MANAGEMENT REPORT**

Thom Rogers provided a brief update from the management company.

**V. ELECTIONS**

Two positions were up for election at the annual meeting and three candidates were on the proxy/ballot. No nominations were received from the floor. Dustin and Thom collected ballots from the owners present and tabulated all the ballots and proxies received.

Al Jones and Devin Valentine were elected to the KCAIO Board of Directors for a two year term.

**VI. NEW BUSINESS**

The Board and Management responded to questions from the owners.

**VII. ADJOURNMENT**

Adjournment took place at 10:15 AM.