

MINUTES
Kuleana Club Association of Interval Owners
Board of Directors Meeting
November 9, 2020

I. CALL TO ORDER/ ROLL CALL

Meeting Called to Order by Al Jones at 9:00 AM Hawaii Time on a Zoom format. The following persons participated in the meeting:

Board Members

Al Jones, President
Keith Campbell, Vice President
Devin Valentine, Secretary
Brenda Brown, Treasurer
Blake VanKampen, Director

Management

Debra Wood

KCAIO General Manager

Thom Rogers, GM

II. APPROVAL OF AGENDA

The Agenda was approved by Board Consensus.

III. OWNER FORUM/CORRESPONDENCE

None was brought before the meeting.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

Motion was made by Devin Valentine to approve the July 6, 2020 Regular Board Meeting Minutes as presented. The motion was seconded by Keith Campbell and passed by unanimous vote.

Motion was made by Keith Campbell to approve the organizational minutes of July 10, 2020. The motion was seconded by Blake VanKampen and passed by unanimous vote.

V. REPORTS

September 2020 Financial Statement

The September 2020 financial statement was reviewed by Debbie Wood and Thom Rogers.

The total cash balance in the operating account for September 30, 2020 was \$675,260. Total cash balance in the reserve account was \$490,435. The cash flow report is projecting a positive cash balance at the end of the year in the amount of \$430,600. The board acknowledged receipt of the September 2020 financial statement.

Delinquency Report

A review of the delinquency summary report took place. As of October 9, 2020, there were 161 accounts delinquent in assessments to the association which represents 10.2% of the total owner base. The total amount of the delinquency on these accounts is \$970,489.

One year ago, as of October 2019 there were 146 accounts delinquent in assessments to the association which represented 9.2% of the total accounts billed.

Association Inventory

A list of weeks owned by the association was reviewed. There are 87 weeks owned by the association.

Reserve fund Transfer Request

A reserve transfer request in the amount of \$27,443.25 was presented for board approval.

Motion was made by Keith Campbell and seconded by Devin Valentine to approve the transfer of \$27,443.25 into the operating account from the reserve account. The motion passed by unanimous vote.

On Site Report

Thom Rogers updated the board on projects in process at the resort, the status of outstanding projects, Covid-19 protocols, State of Hawaii requirements during the pandemic, rental program results, and plans for the future. Thom reported the new window treatments will be installed as soon as the contractor can get to Hawaii.

Discussion took place regarding the impact of Covid-19 on owners usage. Upon conclusion of the discussion the Board encourage Thom to use his best efforts to work with owners during this time.

Comment Cards

The board reviewed the comment cards.

Occupancy Report

Was included in the meeting packet for review.

AOAO Report

Keith Campbell presented a report of current events from his position on the AOAO Board. He noted there were major water restrictions on West Maui; there will be no car washing available at the property, no hosing of sidewalks, etc; rentals are down due to Covid-19 for all condo owners at the Kuleana; talk of a split a/c system is being discussed for approval at the AOAO Board level.

VI. OLD BUSINESS

None was brought before the meeting.

VII. NEW BUSINESS

Annual Meeting Mailing Draft

The Board reviewed the annual meeting mailing draft with plans to hold the annual meeting on July 6, 2021.

Newsletter

Management and the Board discussed the upcoming 2021 newsletter to be mailed in the first quarter of 2021.

VIII. OTHER BUSINESS

Confirmation of Future Meeting Dates

March 29, 2021 – Board Meeting

July 5, 2021 – Budget Meeting

July 6, 2021 – Annual Meeting

November 8, 2021 – Board Meeting

IX. ADJOURNMENT

The meeting adjourned at 10:05 AM.