

APPROVED

**KULEANA CLUB ASSOCIATION OF INTERVAL OWNERS
2021 ANNUAL OWNERS MEETING**

July 6, 2021
Kuleana Club Resort

I. CALL TO ORDER/DETERMINATION OF QUORUM

Meeting called to order by Al Jones at 9:00 AM at the Kuleana Club Resort. The following persons participated in the meeting:

Board Members

Al Jones, President
Keith Campbell, Vice President
Devin Valentine, Secretary/Treasurer
Brenda Brown, Director
Blake Van Kampen, Director

Management

Debra Wood, Vice President of Resort Operations/ VRI America

On Site Staff

Thom Rogers, Kuleana Club General Manager

OWNERS IDENTIFIED ON OWNER ROSTER

Al Jones reported a quorum was present by proxy and in person at the meeting.

II. APPROVAL OF PREVIOUS MEETING MINUTES- April 2, 2019

An approval of the previous meeting minutes from the 2019 KCAIO Annual Owner Meeting was called as there was no 2020 Owners meeting due to Covid-19.

MOTION Gary Sullivan moved to approve the April 2, 2019, KCAIO Annual Meeting Minutes as presented. Carol Potter seconded the motion and passed by unanimous vote.

III. FINANCIALS

The December 31, 2020, unaudited financial statement was reviewed by Debbie Wood along with the 2021 Financial Resolutions.

MOTION Jenny Veneracion moved to ratify the 2021 budget and authorize the funding of a Capital Reserve account in the amount of \$8,864. The motion was seconded by Gary Sullivan and passed.

MOTION Gary Sullivan moved to establish the Board as the agent of the owners in assessing, collecting, and allocating Capital Reserve funds. The motion was seconded by Jenny Veneracion and passed.

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MOTION Gary Sullivan moved to ratify the December 31, 2020, Year End financial statement and the actions of the Board for the 2020 calendar year. The motion was seconded by Jenny Veneracion and passed.

IV. BOARD REPORTS

Al Jones, President of the KCAIO reported to the owners in attendance the completion of the KCAIO website, the replacements of the drapes in the units, new dishwashers have been ordered, new Murphy bed mattresses, new kitchen utensils and the deep cleans of the units.

V. MANAGEMENT REPORT

Thom Rogers updated the owners on the status of the resort and rentals.

V. ELECTIONS

Two positions were up for election at the 2021 annual meeting. Three candidates were on the proxy/ballot, Al Jones, Gary Sullivan and Devin Valentine. No nominations were received from the floor. Debbie Wood and Thom Rogers collected ballots from the owners present and tabulated all the ballots and proxies received.

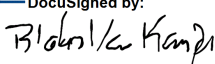
Al Jones and Gary Sullivan were elected to the KCAIO Board of Directors for a two-year term.

VI. NEW BUSINESS

The Board and Management answered questions from the owners in attendance.

VII. ADJOURNMENT

Adjournment took place at 9:30 AM.

DocuSigned by:

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BY: _____

Blake Van Kampen, Secretary

DATE: _____

4/26/2022