

APPROVED

**KULEANA CLUB ASSOCIATION OF INTERVAL OWNERS
2022 ANNUAL OWNERS MEETING**

April 5, 2022
Kuleana Club Resort

I. CALL TO ORDER/DETERMINATION OF QUORUM

Meeting called to order by Gary Sullivan at 9:00 a.m. HI at the Kuleana Club Resort and Zoom conference calling. The following persons participated in the meeting:

Board Members

Gary Sullivan, President
Blake Van Kampen, Vice President
Al Jones, Secretary/Treasurer
Brenda Brown, Director (Zoom)
Keith Campbell, Director (Zoom)

Management

Debra Wood, Vice President of Resort Operations/ VRI Americas
Jessica Richens, Administrative Assistant/ VRI Americas (Zoom)

On Site Staff

Thom Rogers, Kuleana Club General Manager

OWNERS IDENTIFIED ON OWNER ROSTER

Gary Sullivan reported a quorum of 25% was present by proxy and in person at the meeting.

II. APPROVAL OF PREVIOUS MEETING MINUTES

The Annual Owner Meeting minutes from July 6, 2021 KCAIO was presented.

MOTION: Al Jones moved to approve the July 6, 2021, KCAIO Annual Meeting Minutes as presented. Motion was seconded by Blake Van Kampen and was approved unanimously.

III. FINANCIALS

The December 31, 2021, unaudited financial statement was reviewed by Debbie Wood along with the 2022 Financial Resolutions.

MOTION: Vicki Friar moved to ratify the 2022 budget and authorize the funding of a Capital Reserve account in the amount of \$49,342. The motion was seconded by Kevin Friar and approved unanimously.

MOTION: Kevin Friar moved to establish the Board as the agent of the owners in assessing, collecting, and allocating Capital Reserve funds. The motion was seconded by Vicki Friar and approved unanimously.

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MOTION: Kevin Friar moved to ratify the December 31, 2021, Year End financial statement and the actions of the Board for the 2021 calendar year. The motion was seconded by Vicki Friar and approved unanimously.

IV. BOARD REPORTS

The Board reported to the owners in attendance, the planning procedures for the upcoming refurbishment project to the units, when it will begin, and when all the owners will be notified. The refurbishment project is scheduled to last 8-9 weeks and will begin in the Fall of 2023. Gary Sullivan also reported the AOA has installed solar panels to the roofs that will help with electricity bill.

V. MANAGEMENT REPORT

Thom Rogers updated the owners about the replacement of dishwashers to the units and onsite rentals.

VI. ELECTIONS

Three positions were up for election at the 2022 annual owners meeting. Three candidates were on the proxy/ballot, Keith Campbell, Dustin Schmitt and Blake Van Kampen. No nominations were received from the floor.

MOTION: Al Jones moved to approve the three candidates that ran for election by acclamation for a two-year Board term. Motion was seconded by Blake Van Kampen and approved unanimously.

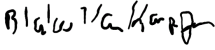
The Board thanked Brenda Brown for her time and service to the KCAIO Board.

VII. NEW BUSINESS

The owners in attendance asked questions to the Board and management about the future refurbishments to the units.

VIII. ADJOURNMENT

Adjournment took place at 9:30 a.m. HI.

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5/4/2023

Blake VanKampen, Secretary 2023

Date