

**APPROVED**

**KULEANA CLUB ASSOCIATION OF INTERVAL OWNERS  
BOARD OF DIRECTORS BUDGET MEETING MINUTES**

Monday, July 3, 2023

**I. CALL TO ORDER/ ROLL CALL**

The meeting was called to order by Gary Sullivan at 8:55 a.m. HI at The Kuleana Club and via Zoom conference call. The following persons participated in the meeting:

Board Members:

Gary Sullivan, President  
Dustin Schmitt, Vice President (onsite)  
Blake Van Kampen, Secretary (onsite)  
Devin Valentine, Director  
Keith Campbell, Director

Management:

Thom Rogers, Resort General Manager (onsite)  
Debbie Wood, Area Vice President, Resort Operations  
Jessica Richens, Administrative Assistant

**II. APPROVAL OF AGENDA**

**MOTION:** Keith Campbell moved to approve the agenda as presented. Motion was seconded by Dustin Schmitt and approved unanimously.

**III. OWNER FORUM CORRESPONDENCE**

None to present to the Board.

**IV. APPROVAL OF PREVIOUS MEETING MINUTES**

A. Approve April 3, 2023 Board Meeting and April 4, 2023 Organizational Meeting minutes.

**MOTION:** Keith Campbell moved to approve the April 3, 2023 Board Meeting Minutes as presented. Motion was seconded by Blake Van Kampen and approved unanimously.

**MOTION:** Dustin Schmitt moved to approve the April 4, 2023 Organizational Meeting Minutes as presented. Motion was seconded by Devin Valentine and approved unanimously.

**V. REPORTS**

A. Financial Statement- April 2023

Debbie Wood reviewed the month end April 2023 financial statement. Debbie reported each line item and their variances. The total cash balance in the operating account was \$1,118,116 and \$546,521 in the replacement fund. The cash flow is projecting a positive cash balance at the end of the year in the amount of \$937,095.

B. 2022 Year End Audit

Informational only, no action taken.

C. Delinquency Report

As of June 8, 2023, there were 223 total delinquent accounts in the Association that represents 14.1% of the total owner base.

D. HOA Association Inventory

There are 95 weeks owned by the Association.

**VI. ONSITE**

A. Manager's Report

Thom Rogers updated the Board on the conversion of the reservation and accounting systems. Also staffing issues, letting the Board know he will be hiring a new front desk representative since Loraine left. Thom also reported on the multi-year construction project by the airport that has left red dust all around the island and in the units. To mediate the clean up of using the white towels from the units, Thom has offered guests rags to use in place of the white towels.

**MOTION:** Keith Campbell moved to approve the purchase of new vacuums and mops for each unit at a cost not to exceed \$8,000. Motion was seconded by Devin Valentine and approved unanimously.

Thom gave a quick update on rentals and website usage.

B. Intuition

Debbie Wood presented the Intuition Program. The Board tabled discussion until a later date.

C. Comment Cards

Informational only; no action taken.

## **VII. OLD BUSINESS**

### **A. Refurbishment Update**

The Board discussed the permitting requirements and the status with Maui County. Gary Sullivan will follow up with the plan manager and see if an update can be obtained.

### **B. AOA Update**

Gary Sullivan and Dustin Schmitt updated the Board on projects from the AOA. They reported on the following:

- Spalling issues with the exterior of the buildings.
- New TV lines in the 100 and 200 buildings.
- Hiring a new landscaper.
- Signage to be placed along the shoreline warning guests of animals and rip tides.
- Replacement of Malibu lights and poles.
- Lawsuit assessment.
- Security cameras in the parking lot.

## **VIII. NEW BUSINESS**

### **A. 2024 Budget**

The Board reviewed the proposed 2024 Budget with a 3.3% increase and discussed line items of concern. The Board discussed AOA fees, office rent and rentals.

**MOTION:** Blake Van Kampen moved to approve the 2024 budget with a 3.6% increase on the smaller units making the assessments \$854 and a 3.7% increase on the larger units making the assessments \$961 with a total assessed budget of \$1,669,122. Motion was seconded by Devin Valentine and was approved with Keith Campbell opposed.

### **B. 2024 ABC Policy**

**MOTION:** Keith moved to approve the 2024 ABC policy as presented. Motion was seconded by Blake Van Kampen and approved unanimously.

### **C. Assessment Mailing Inserts**

The Board was presented Capital Vacations, TPI and ARDA inserts to be included in the assessment mailing.

**MOTION:** The Board approved the three mailing inserts unanimously.

**APPROVED**

**IX. OTHER**

2023 meeting dates:

- A. November 6, 2023 – Board Meeting

Proposed 2024 meeting dates:

- A. March 25, 2024- Board Meeting, Kuleana Club
- B. March 26, 2024- Annual Meeting, Kuleana Club
- C. July 8, 2024- Budget Meeting, Zoom Conference Call
- D. November 11, 2024- Board Meeting, Kuleana Club

**X. ADJOURNMENT**

**MOTION:** Dustin Schmitt moved to adjourn the meeting adjourned at 10:38 a.m. HI. Motion was seconded and approved unanimously.

BY: DocuSigned by:  
Blake Van Kampen  
E459F982F1734E6... DATE: 11/7/2023

Blake Van Kampen, Secretary