

APPROVED

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

November 6, 2023

I. CALL TO ORDER/ ROLL CALL

The meeting was called to order by Gary Sullivan at 9:03 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

Owners:

Luann and Jack Jaeger, Al Jones, Skip Miller, Chris Bredeson, and Joy Wilson

Guest:

Cam Abascal, HRD

II. APPROVAL OF AGENDA

MOTION: Keith Campbell moved to approve the agenda with correction. Motion was seconded by Devin Valentine and approved unanimously.

III. OWNER FORUM CORRESPONDENCE

The Board welcomed the owners in attendance and provided each owner three minutes to address their concerns. The Board also reviewed all owner correspondence provided for review.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION: Keith Campbell moved to approve the July 7, 2023 Budget Meeting Minutes as presented. Motion was seconded by Dustin Schmitt and approved unanimously.

V. REPORTS

A. Financial Statement- September 2023

Debbie Wood reviewed the month end September 2023 financial statement. Debbie reported each line item and their variances. The total cash balance in the operating account

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was \$925,380 and \$559,542 in the replacement fund. Debbie informed the Board of the possibility of an increase in AOA fees and insurance premiums.

B. Delinquency Report

As of October 11, 2023 there were 204 total delinquent accounts in the Association that represents 12.9% of the total owner base.

C. HOA Association Inventory

There are 95 weeks owned by the Association.

D. Cambaliza McGee, LLC Engagement Letter

MOITON: Dustin Schmitt moved to approve an audit completed by Cambaliza McGee in the amount of \$4,300. Motion was seconded by Devin Valentine and approved unanimously.

VI. ONSITE

A. Comment Cards

Informational only; no action taken.

B. Occupancy Report

Thom Rogers reported occupancy has been low due to the Maui fires and will prepare an update for the next meeting.

VII. OLD BUSINESS

A. Refurbishment Update

Cam Abascal with HRD reviewed a presentation on the unit refurbishments. The Board approved the coastal color scheme and furniture packages. HRD will prepare proposals with and without bathroom and flooring options to be included in the furniture packages. The Board will make final approvals at a special meeting to be scheduled within the next couple of months.

B. AOA Update

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

- Gary Sullivan was re-elected to the AOA Board at the 2023 Annual Meeting.
- A clean audit was processed.
- There are 0 delinquencies.
- Fumigation is to be completed in the 100 building.

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- Painting proposals were addressed for 100 and 200 buildings.
- Reviewed landscaping.
- Pool deck and fence repairs along with adding pool shades and furniture.
- Parking lot and lanai lighting.
- New security cameras by the tennis court looking over parking lot.
- Lawsuit has been finalized.
- Special Assessment was approved at \$763 a year per unit.

VIII. NEW BUSINESS

A. Annual Meeting Review

For the 2024 Annual Meeting, there are three Board positions up for election: Keith Campbell, Dustin Schmitt, and Blake Van Kampen. Dustin and Blake agreed to re-run, Keith’s term limits have expired.

IX. EXECUTIVE SESSION

The Board entered Executive Session at 11:18 a.m. HI.

MOTION: Devin Valentine moved to approve management send correspondence to owners regarding concerns about missed time during the resort closures that was presented in the owner forum of the meeting. Motion was seconded by Keith Campbell and approved unanimously.

The Board returned to the Regular Meeting at 11:41 a.m. HI.

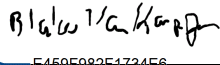
X. OTHER

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

XI. ADJOURNMENT

The meeting adjourned at 11:42 a.m. HI.

DocuSigned by:

 BY: _____ DATE: 4/11/2024
 Blake Van Kampen, Secretary