

**APPROVED**

**KULEANA CLUB ASSOCIATION OF INTERVAL OWNERS  
2024 ANNUAL OWNERS MEETING MINUTES  
March 26, 2024**

**I. CALL TO ORDER/DETERMINATION OF QUORUM**

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

Board Members:

Gary Sullivan, President  
Dustin Schmitt, Vice President  
Blake VanKampen, Secretary/Treasurer  
Devin Valentine, Director  
Keith Campbell, Director

VRI Management:

Debra Wood, Area Vice President, Resort Operations

On Site Staff:

Thom Rogers, Kuleana Club General Manager

OWNERS IDENTIFIED ON OWNER ROSTER

**II. DETERMINATION OF QUORUM**

Gary Sullivan welcomed all in attendance and certified a quorum was present to conduct Association business.

The twenty-five percent (25%) quorum of 395 weeks (1,581 total weeks less, 97 Association weeks included, 31 Maintenance weeks included, and 311 owners with suspended voting rights =  $1,581 \times 25\% = 395$ ) was attained with owners in attendance in-person or by proxy, totaling 859 voting weeks.

**III. APPROVAL OF PREVIOUS MEETING MINUTES- April 4, 2023**

An approval of the previous meeting minutes from the April 4, 2023 KCAIO Annual Owner Meeting was called for.

**MOTION:** Janet Schmitt moved to approve the April 4, 2023 KCAIO Annual Meeting Minutes as presented. Motion was seconded by Kevin Friar and approved unanimously.

**IV. FINANCIALS**

The December 31, 2023 unaudited financial statements were reviewed by Debbie Wood along with the 2024 Financial Resolutions.

Kuleana Club Association of Interval Owners  
Annual Owners Meeting  
March 26, 2024

**APPROVED**

**MOTION:** Tom Cruze moved to ratify the 2024 budget and authorize the funding of a Capital Reserve account in the amount of \$118,744. Motion was seconded by Kevin Friar and approved unanimously.

**MOTION:** Craig Campbell moved to establish the Board as the agent of the owners in assessing, collecting, and allocating Capital Reserve funds. Motion was seconded by Janet Schmitt and approved unanimously.

**MOTION:** Kurt Lumberman moved to ratify the December 31, 2023 Year End financial statements and the actions of the Board for the 2023 calendar year. Motion was seconded by Tom Cruze and approved unanimously.

**V. BOARD REPORTS**

Dustin Schmitt, Vice President of the KCAIO Board of Directors, provided an update from the Kuleana AOA Board. He noted that lighting fixture types had been determined and are anticipated to be installed this year. The pool deck will be resurfaced in 2025 and the pool will be down for 2 to 3 months while this takes place. The lawsuit has been settled and there is a special assessment as a result. Dustin reported the timeshare association will be able to pay the special assessments for the 31 units from association accounts. Buildings 100 and 200 are scheduled to be tented for pest control purposes and the buildings will be painted afterward. Cell towers have been installed on the 500 building and are not visible from the ground. The sola panels installed last year have resulted in keeping power increases down for the Kuleana while power rises in cost on Maui.

**VI. MANAGEMENT REPORT**

Thom Rogers updated the owners reporting it has been a difficult year after the fire in Lahaina. The internet goes out frequently and at times can take up to a day to be restored. Thom reported on the refurbishment plans that have been agreed to and will be installed this fall. Thom spoke highly of Candy and the asset she is to the onsite team. He also thanked Jonathan Hess reporting Jonathan has been employed at the Kuleana for 25 years.

**VII. ELECTIONS**

Three positions were up for election at the 2024 Annual Meeting. Four candidates were on the proxy/ballot. Brenda Brown, Al Jones, Dustin Schmitt and Blake VanKampen were qualified as candidates to run for the three positions.

Brenda Brown, Dustin Schmitt, and Blake VanKampen were successfully elected to the KCAIO Board for a term of 2-years.

**VIII. NEW BUSINESS**

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

**APPROVED**

**IX. ADJOURNMENT**

Adjournment took place at 9:37 a.m. HI.

BY:  DATE: 4/4/2025  
Blake VanKampen, Secretary

Kuleana Club Association of Interval Owners  
Annual Owners Meeting  
March 26, 2024