

**MINUTES**  
**ALI'I CLUSTER PARK**  
**BOARD OF DIRECTORS' MEETING**  
**May 27, 2021 at 6:00pm**  
**On site (Pool Club House)**

**OWNERS' FORUM:** None

**ESTABLISH A QUORUM: (5- Member Board)**

**Members Present:**

President: Alexei Semenikhine  
Vice Pres. Lilikala Kame'eleihiwa  
Secretary: Silvija Miller  
Director: Marsha Watase

**Absent/Excused:** Treasurer: Hal Richman

**By invitation:**

CJ Wratchford – Hawaiiana Management Co.

**CALL TO ORDER:** Pres. Semenikhine called the meeting to order at 5:55pm.

**APPROVAL OF THE MEETING MINUTES:** 6:25pm,

- A. Regular Board of Directors' Meeting of April 29, 2021: The Board unanimously approved the meeting minutes of April 29, 2021 as written and distributed.
- B. Annual and Organizational Association Meeting: The Board unanimously approved the Annual and Organizational meeting of March 11, 2021, as written and distributed.

**REPORTS:**

A. Treasurer's Report:

- 1. Review of Financial Statements for April 2021: The Board unanimously accepted the April 2021 Financial Statement, subject to audit.
- 2. Current Cash/Reserve Transfer: (Treasurer Richman): ME Wratchford provided the information to Pres. Semenikhine and Treasurer Richman via email.

**UNFINISHED BUSINESS:**

- A. Unit #242 & #244 – Structural Repairs Request for Reimbursement: Pres. Semenikhine informed the Board that the repairs are completed. ME Wratchford issued the reimbursement check, approved by Pres. Semenikhine to the owner of Units #242 and #244.
- B. Wiring Underground is Rotting: The Board discussed this issue and HECO is responsible for maintaining the wiring underground. ME Wratchford to check with HECO on the condition of the electrical wiring at 46-252 Ahui Nana Place and update the Board.
- C. Unit#217- Red Wood Fence Repair: ME Wratchford informed the Board that the 50% down payment was released. Once project is complete she will release the final payment from Pres. Semenikhine' instruction.

- D. Unit 283- Rock Wall Repair in two (2) Areas: ME Wratchford informed the Board that the 50% down payment was released. Once project is complete she will release the final payment from Pres. Semenikhine's instruction.

**NEW BUSINESS:**

- A. Replace Current Pool Entry Gates Locks to a Digital Mechanical lock: Pres. Semenikhine proposed and moved to upgrading the lock into a digital –type lock which will be cheaper in the long run. Secretary Miller seconded the motion. Motion was unanimously approved. Pres. Semenikhine will order the lock and box on line and be refunded for it. ME Wratchford was instructed to get a welder to weld the metal lock box to the metal gate. ME Wratchford to cancel Alert Alarm once installed.

**DESIGN REQUEST:**

- A. Unit #244 – Installation of Shading System Over a Portion of the Lanai: The Board unanimously approved the request. ME Wratchford to send the approval letter.

**EXECUTIVE SESSION:** Nothing to discuss.

The Board entered into Executive session from \_\_\_\_\_ pm to \_\_\_\_\_ pm to discuss legal and personnel issues. ME Wratchford updated the Board on delinquent accounts, if any; she will refer the account to the association attorney for collection or legal action.

**DATE, TIME AND PLACE OF NEXT MEETING:**

The Regular meeting will be on June 24, 2021 at 6:00pm, On Site, Club House.

**2021 Regular Meeting Schedule (Tentative)**

April 29<sup>th</sup> May 27<sup>th</sup> (On site) – Make sure that CDC Guidelines are followed.

June 24<sup>th</sup> July 29<sup>th</sup> Aug. 26<sup>th</sup> Sept. 30<sup>th</sup> Oct. 28<sup>th</sup> Nov. 17<sup>th</sup> (\*) Dec (?)

**ADJOURNMENT:** Meeting adjourned at 6:36p.m.

Submitted by:

Approved by:

CJ Wratchford  
Recording Secretary

\_\_\_\_\_  
Board Secretary

1620/Minutes