

MINUTES
ALI'I CLUSTER PARK
BOARD OF DIRECTORS' MEETING
August 26, 2021 6:00pm
On site (Pool Club House)

OWNERS' FORUM: Ms. Terry (Unit 244)

ESTABLISH A QUORUM: (5- Member Board)

Members Present:

President: Alexei Semenikhine
Vice Pres. Lilikala Kame'eleihiwa
Secretary: Silvija Miller
Treasurer: Hal Richman
Director: Vacant

Absent/Excused:

By invitation:
CJ Wratchford – Hawaiiana Management Co.

CALL TO ORDER: Pres. Semenikhine called the meeting to order at 6:00pm.

New Board member:

Pres. Semenikhine voted to accept Ms. Terry (unit 244) to serve on the Board and seconded by Treasurer Richman. Motion was unanimously carried. Ms. Terry will serve as a Director unit the next annual meeting in 2022.

APPROVAL OF THE MEETING MINUTES:

A. Regular Board of Directors' Meeting of June 24, 2021: The Board unanimously approved the Meeting minutes as written and distributed.

REPORTS:

A. Treasurer's Report:

1. Review of Financial Statements for June and July 2021: The Board unanimously accepted the Financial Statements, subject to audit.
2. Current Cash/Reserve Transfer: (Treasurer Richman): ME Wratchford provided the information to Pres. Semenikhine and Treasurer Richman via email. Treasurer Richman provided to the members the current Cash & Reserve History as of August 26, 2021.

UNFINISHED BUSINESS:

- A. Unit#217- Red Wood Fence Repair: ME Wratchford updated the Board that final payment released.
- B. Unit 283- Rock Wall Repair in two (2) Areas: ME Wratchford updated the Board that final payment released.

- C. Replace Current Pool Entry Gates Locks to a Digital Mechanical lock (metal to metal installation): Pres. Semenikhine updated the Board that DNC Landscaping and Maintenance has welded the next box for the gate entry. ME Wratchford informed the Board that she has given Alert Alarm Hawaii a cancelation notice. The invoice will be for the month of August 2021.

NEW BUSINESS:

- A. 2022 Budget and Reserve – Draft: ME Wratchford is working on the budget draft and waiting for the final instruction from Pres. Semenikhine regarding the capital component to update the reserve components for the new budget.
- B. Unit #286 Repair Request - (water damage to the outdoor siding): Awaiting more proposals.
- C. Unit #250 Repair Request - (garage siding): Awaiting more proposals.
- D. Unit #276 Repair- Cracked Footing: This was completed by Foundation System of Hawaii for free because it was not addressed from their last repair.
- E. Unit #225 Repair (Front street side fence and the gate): The Board approved to accept the proposal from Matt Pace (Stealth Dynamics). ME Wratchford to process the 50% down payment immediately.

DESIGN REQUEST:

- A. Unit 283 – 2 Ductless Mini Split Aiken A/C units: The Board unanimously approved the request. ME Wratchford to send the approval letter.

EXECUTIVE SESSION:

The Board entered into Executive session from 6:40pm to 6:42pm to discuss legal and personnel issues. ME Wratchford updated the Board on delinquent accounts (if any). She will be referring the accounts to the attorney which are 90 days delinquent for collection or legal action.

DATE, TIME AND PLACE OF NEXT MEETING:

The next Regular meeting will be on September 30, 2021 at 6:00pm, On Site, Club.

2021 Regular Meeting Schedule (Tentative)

~~April 29th~~ ~~May 27th~~ (On site) – Make sure that CDC Guidelines are followed.

~~June 24th~~ ~~July 29th~~ (cancelled) Aug. 26th Sept. 30th Oct. 28th Nov. 22nd (*)Dec (?)

ADJOURNMENT: There being no other business to discuss, the meeting adjourned at 6:42pm.

Submitted by:

Approved by:

CJ Wratchford
Recording Secretary

Board Secretary

1620/Minutes