

MINUTES

ALI'I CLUSTER PARK BOARD OF DIRECTORS' MEETING February 24, 2022 at 4:00pm Via Zoom Meeting

OWNERS' FORUM: ESTABLISH A QUORUM: (5- Member Board)

Members Present:

President: Alexei Semenikhine
Vice Pres. Lilikala Kame'eleihiwa
Secretary: Silvija Miller
Treasurer: Andri Qosja (via phone)
Director: Franany Terry

Absent/Excused: None

By invitation:

CJ Wratchford – Hawaiiana Management Co.

CALL TO ORDER: Pres. Semenikhine called the meeting to order at 4:04pm.

APPROVAL OF THE MEETING MINUTES:

- A. Regular Board of Directors' Meeting of January 27, 2022: The Board approved the meeting minutes as written and distributed.

REPORTS:

- A. Treasurer's Report: (Andri Qosja):
1. Current Cash Report as of 2/24/22.
Review of Financial Statements for January 2022 (if available): The Board accepted the Financial Statement(s), subject to audit.
 2. Loan – Pay down (Principal only): The Board unanimously ratified the approval via email to pay down the loan. The amount to be applied to the Principal only is \$27,450.04. Motion carried.

UNFINISHED BUSINESS:

- A. Unit #260 (Siding Repair Request): Waiting for proposals.
B. Unit #286 (Siding Repair Request): Waiting for proposals.
C. Unit #250 (Exterior Siding Repair for the main house): Waiting for proposals.
D. Unit 310 – Request Removal of Mango Tree in the gutters (DNC Landscaping and Maint:
These two jobs were completed. ME Wratchford to release the payment.

- E. Pool Pump Upgrade - Island Shores Service: President Semenikhine informed the Board that this work was completed. The Board approved to pay the vendor. ME Wratchford to follow up with the payment to the vendor.

NEW BUSINESS:

- A. Unit 262 Various Repairs Request (Stealth Dynamic): The Board unanimously approved the proposal from Stealth Dynamics to do the repairs. ME Wratchford to release the 50% deposit so the job can begin.
- B. Unit 242 - Siding Repair: Need proposal for the repair.
- C. Unit 247 and 283 Water Meter: ME Wratchford will work with the meter reader and communicate with the owners directly regarding their water meter reading.

DESIGN REQUEST:

A.

EXECUTIVE SESSION: None discussed.

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 be referring the accounts to the attorney (90- day delinquent) for collection or legal action.

DATE, TIME AND PLACE OF NEXT MEETING:

The next meeting will be on March 24, 2022, Annual and Organizational meeting, On Site (Club House/Pool area) at 5:30pm (Registration); 6:00pm (Call to Order).

2022 Regular Meeting Schedule (Tentative - (On site) – Make sure that CDC Guidelines are followed.

Feb. 24th	March 24 th	(Annual and Org Mtg.) 5:30 (Registration) 6:00 (Call to Order)		
April 28 th	May 26 th	June 23 rd	July 28 th	August 25 th
Sept. 22 nd	Oct. 27 th	Nov. 17 th *	Dec. No meeting.	

ADJOURNMENT: There being no other business to discuss, the meeting adjourns at 4:32pm.

Submitted by:

Approved by:

CJ Wratchford
Recording Secretary

Board Secretary

1620/Minutes