

# **MINUTES**

## **ALI'I CLUSTER PARK BOARD OF DIRECTORS' MEETING June 23, 2022 at 4:00pm (Club House)**

### **OWNERS' FORUM:**

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

#### **Members Present:**

President: Alexei Semenikhine  
Secretary: Silvija Miller  
Treasurer: Andri Qosja  
Director: Franamy Terry

#### **Absent/Excused:**

Vice Pres. Lilikala Kame'eleihiwa  
Treasurer: Andri Qosja

#### **By invitation:**

CJ Wratchford – Hawaiiana Management Co.

**CALL TO ORDER:** Pres. Semenikhine called the meeting to order at 3:55pm.

#### **APPROVAL OF THE MEETING MINUTES:**

- A. Regular Board of Directors' Meeting of May 26, 2022: The Board approved the meeting minutes as written and distributed.

#### **REPORTS:**

- A. Treasurer's Report: (Andri Qosja):
1. Current Cash Report as of 6/23/22. ME Wratchford distributed the current cash report to the Board.
  2. Review of Financial Statements for May 2022: The Board accepted Financial Statement, subject to audit.

#### **UNFINISHED BUSINESS:**

- A. Unit #260 (Siding Repair Request): Waiting for proposals.
- B. Unit #286 (Siding Repair Request): The Board unanimously approved the proposal from Stealth Dynamic to replace the siding (garage wall, front entry door wall, and back lanai).
- C. Unit #250 (Exterior Siding Repair for the main house): Waiting for proposals.
- D. Unit #242 –Siding Repair: The Board unanimously approved the proposal from Stealth Dynamic to replace/repair the siding (courtyard, front entry, upper wall).
- E. Unit #247 and 283 Water Meter: Waiting for the June 2022 reading.
- F. Install a Variable Speed Pump (pump and installation cost): The Board approved the installation of the variable speed pump by Island Shores Service.
- G. Pump and Filter Proposal (cost): The Board approved to ratify the replacement of pump and filter by Island Shores Service.

- H. HECO Authorized Users to the Account and Rate change: ME Wratchford to follow up and update the Board.
- I. High Risk Maintenance Proposals: The Board approved the proposal from 535 Plumbing for the exterior visual inspection of sewer lines for the 44 units located on the Mauka side of the property. The visual inspection will be on June 30, 2022. ME Wratchford to send the notice to all the 44 units to be inspected as soon as possible.

**NEW BUSINESS:**

- A. Unit 232 Siding Repair: The Board unanimously approved the proposal from Stealth Dynamic to replace the siding (upper real return wall).
- B. Unit 272 Siding Repair: The Board unanimously approved the proposal from Stealth Dynamic for a siding upgrade garage face.
- C. Unit 254 and 256 – Damaged Sewer Pipe under the House: 535 Plumbing replaced the 3” and 3” abs fitting and pipe under the townhouse. This repaid was completed by 525 Plumbing.
- D. Surveyor for Unit 210: ME Wratchford to provide info on the surveyor.

**DESIGN REQUEST:** None

A.

**EXECUTIVE SESSION:**

The Board entered into Executive session from 4:46pm to 4:47pm 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.

- A. Unit 294 – Roof Leak: ME Wratchford forward the email from Ohana Construction regarding their inspection of the roof. From their finding, the roof is intact. Vendor recommended that they have their solar water company inspect the system. ME Wratchford to request from the owner a copy of the solar water heater warranty if they have a copy.
- B. Unit 234 – Mesh Soffit replacement Request: Board discussed the owner’s request. ME Wratchford to notify the owner of the Board’s decision.

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

The next Regula meeting will be on July 28, 2022, Club House/Pool area at 4:00pm

**2022 Regular Meeting Schedule (Tentative)** (On site) – Make sure that CDC Guidelines are followed.  
June 23<sup>rd</sup> July 28<sup>th</sup> August 25<sup>th</sup> Sept. 22<sup>nd</sup> Oct. 27<sup>th</sup> Nov. 17<sup>th</sup> \*Dec. No meeting.

**ADJOURNMENT:** There being no other business to discuss, the meeting adjourned at 4:48pm.

Submitted by:

Approved by:

CJ Wratchford

Recording Secretary

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Board Secretary

1620/Minutes