

MINUTES

ALI'I CLUSTER PARK Board of Directors' Meeting August 25, 2022

OWNERS' FORUM:

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ESTABLISH A QUORUM: (5- Member Board)

Members Present:

President: Alexei Semenikhine

Vice Pres. Lilikala Kame'eleihiwa

Secretary: Silvija Miller

Treasurer: Andri Qosja

Absent/Excused: Director: Franamy Terry

By invitation:

CJ Wratchford – Hawaiiana Management Co.

CALL TO ORDER: Pres. Semenikhine called the meeting to order at 4:03pm.

APPROVAL OF THE MEETING MINUTES:

- A. Regular Board of Directors' Meeting of July 18, 2022: The Board approved the meeting as amended.

REPORTS:

- A. Treasurer's Report: (Andri Qosja):
1. Current Cash Report as of 8/25/22. ME Wratchford distributed the current cash report to the Board.
 2. Review of Financial Statements for July 2022: The Board accepted the Financial Statement, subject to audit.

UNFINISHED BUSINESS:

- A. Unit #260 (Siding Repair Request): The Board approved the proposal from NDC Landscaping and Maintenance. ME Wratchford to notify NDC.
- B. Unit #250 (Exterior Siding Repair for the main house): The Board approved the proposal from NDC Landscaping and Maintenance. ME Wratchford to notify NDC
- C. 2023 Budget and Reserve: The Board ratified the previously approved Budget with with a 3% increase in maintenance fee.
- D. KN Surveying LLC – Tax map #(1 4-6-008) Unit 210: This inspection was completed. ME Wratchford to release payment once invoice is received.

NEW BUSINESS:

DESIGN REQUEST: None

- A. Unit 300 –Siding Repair: The Board approved the proposal from NDC Landscaping and Maintenance. ME Wratchford to notify NDC

EXECUTIVE SESSION:

The Board entered into Executive session from 4:47pm to 4:49pm 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. Pres. Semenikhine updated the Board on the status of current delinquency report.

DATE, TIME AND PLACE OF NEXT MEETING:

The next Regula meeting will be on September 22, 2022: Location - Club House/Pool at 4:00pm

2022 Regular Meeting Schedule (Tentative) (On site) – Make sure that CDC Guidelines are followed.
August 25st Sept. 22 Oct. 27

ADJOURNMENT: There being no other business to discuss, the meeting ended at 4:49pm.

Submitted by:

Approved by:

CJ Wratchford
Recording Secretary

Board Secretary

1620/minutes