

MINUTES

ALI'I CLUSTER PARK BOARD OF DIRECTORS' MEETING October 27, 2022

OWNERS' FORUM:

ESTABLISH A QUORUM: (5- Member Board)

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Members Present:

President: Alexei Semenikhine
Vice Pres. Lilikala Kame'eleihiwa
Secretary: Silvija Miller
Treasurer: Andri Qosja
Director: Franamy Terry

Absent/Excused:

Vice Pres. Lilikala Kame'eleihiwa
Director: Franamy Terry

By invitation:

CJ Wratchford – Hawaiiana Management Co.

CALL TO ORDER: Pres. Semenikhine called the meeting to order at 3:57pm.

APPROVAL OF THE MEETING MINUTES:

- A. Regular Board of Directors' Meeting of Sept. 22, 2022: The Board approved the meeting minutes as corrected.

Correction:

August FS was not available for review.

REPORTS:

- A. Treasurer's Report: (Andri Qosja):
1. Current Cash Report as of 10/27/22. Treasurer Qosja presented the current cash report to the Board.
 2. Review of Financial Statements for August and September 2022: The Board accepted the Financial Statements for August and September 2022, subject to audit.

UNFINISHED BUSINESS:

- A. Unit 286 (Siding Repair): 50% Deposit paid. Waiting on Matt to schedule the repair.
- B. Unit 232 (Siding Repair): 50% Deposit paid. Waiting on Matt to schedule the repair.
- C. Unit 272 (Siding Repair): Per Pres. Semenikhine, the repairs were completed.
- D. Unit 242 (Siding Repair): Completed. ME Wratchford informed the Board that the final payment was mailed.
- E. Reserve Study Level I – Proposals: ME Wratchford will follow up with the three reserve companies to submit proposals.
- F. KN Surveying LLC: Final payment released on Sept. 27, 2022

NEW BUSINESS:

- A. Plumbing Inspection (Exterior Drain Pipe): ME Wratchford updated the Board on the units that submitted their plumbing receipts for the job completed.

DESIGN REQUEST:

- A. Unit 290 (Siding Repair): ME Wratchford to follow up with Matt Pace of Stealth Dynamics.

EXECUTIVE SESSION: None

The Board entered into Executive session from 4:26pm to 4:38pm 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 Regula meeting will be on November 17, 2022: Location - Club House/Pool at 4:00pm

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

August 25 st	Sept. 22	Oct. 27	Nov. 17* (re-scheduled due to Thanksgiving Day)
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ADJOURNMENT: There being no other business to discuss, the meeting ends at 4:40pm.

Submitted by:

Approved by:

CJ Wratchford
Recording Secretary

Board Secretary

1620/minutes