

Mariner's Valley Two Maintenance Association Board Meeting Minutes

February 12, 2019

Called to order 6:40pm by Vice President Marion Baricuatro

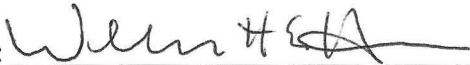
Board members present: Mike Foley, David Monk, Bill Kern, Marion Baricuatro

1. New candidates for Board were invited and introduced themselves
 - a. Alan Gardner
 - i. Currently a VP and Sr Project Manager at Central Pacific Bank
 - ii. Has previous experience serving on Homeowners Association boards in Omaha NB (156 homes) and Wilmington DE (1500 homes, 700 acres common area space)
 - b. Lonnie Bonds
 - i. Currently a realtor with Coldwell Banker
 - ii. Has previous experience in operations management with a multimedia company in Chicago
 - c. Both candidates have submitted their 100-word Statements, and these will be included in the Annual Ballot package being mailed out week of Feb 17, 2019
2. Frank Alexich arrived ca. 7:00 pm.
3. Preparations for Annual General Membership Meeting – Kern provided a quick summary of the preps for the Annual Meeting:
 - a. Mailing (and emailing) to General Membership week of Feb 17 including:
 - i. 100-word Statements from Board Candidates
 - ii. Proposed Budget and supplementary notes
 - b. Completed ballots are tallied, and must include a majority (50% plus 1) of eligible association members (current in payment of their dues)
 - c. Annual General Meeting targeted for Thursday March 28, 2019
 - i. Foley will contact Koko Head District Park and Kamiloiki Park to secure a venue for the Annual Meeting, and coordinate payment to City with Alexich
4. 2018 Audit and Tax Returns – Monk provided an update on the status of the annual audit and tax return filings:
 - a. The office of our accountant, David E. Latham CPA, confirmed they filed an extension for the annual tax returns
 - b. Monk commented that the audit and tax returns are typically completed on/around October each year, and will follow-up with partner Steve Latham on expected timing for completion
5. Xeriscape Follow-ups – Kern provided an update
 - a. Association Member, Stephen Hungerford, asked the Board to consider Xeriscaping for the 3-acre common area following the Board's mail-out to the Association regarding needed sprinkler repairs.
 - b. Mr Hungerford assisted in setting up an on-site meeting on Dec 12, 2018 attended by Board members Monk & Kern, and representatives from the Board of Water Supply, Kathleen Elliott-Pahinui & Sherri Mikami
 - i. BWS provided resources on the variety of drought-tolerant plants that can be considered for a xeriscape design.
 - ii. BWS does not provide services for design or construction of xeriscapes; these would need to be contracted through commercial landscapers
 - c. Subsequent research on the average estimates for xeriscape design and installation for 3 acres could cost on the order of ~\$1.2 million [subsequently corrected to \$200,000-

330,000]. This rough estimate does not include any additional expenses for ongoing maintenance of a xeriscape.

- d. Despite the desired water savings that xeriscape could provide, the estimated costs for a xeriscape approach far exceeds what Association dues can afford, and the Board has decided not to pursue a xeriscape transformation of the site.
- e. In addition, the new sprinkler repairs for keeping the lawn green are estimated under \$30,000 and expected to be more water-efficient
6. Delinquent accounts – Monk provided an update on delinquencies being referred to Collections
 - a. A total of six Association Member accounts are now two years in arrears
 - b. These are being referred to our Collection agency
7. Proposed Budget for FY2020 (July 1, 2019 to June 30, 2020) – Monk provided a proposed budget
 - a. Includes a provision of \$30,000 for needed sprinkler system repairs
 - b. Due to the one-time provision for sprinkler system repairs, annual dues will need to be increased \$64 (from \$96 to \$160)
 - c. The Board unanimously approved this proposed budget and one-time increase to annual dues
8. Irrigation System Repairs and Upgrade – Monk provided an update
 - a. Ultimate Innovations (current lawn maintenance vendor) is assessing the current system to provide a proposal for system repair and upgrade
 - b. Monk had asked Toby Mannella (Hawaii Sprinkler and Lighting) if pricing/proposal terms can be extended, and Mannella has agreed to extend to April 2019. Monk will follow-up with Mannella if he is willing to extend the terms until July 2019 (the start of the Association's fiscal year) or providing a refreshed pricing proposal.
9. Association's Website – Kern provided a brief update
 - a. Website was designed using WordPress
 - b. Kern has volunteered to make needed maintenance updates to the site as soon as his time allows (new to WordPress)
 - i. Site still references ballot and Board officers from 2017
10. Tree Pruning – Monk provided a brief update
 - a. We've asked Ultimate Innovations to submit an estimate for pruning trees prior to hurricane season, and will try to seek other estimates. The chronic problem of falling branches from certain trees may be due to improper pruning allowing the crowns to grow too heavy.

7:58pm Foley moved to adjourn the meeting, Monk seconded. Unanimous.

Signature: 

Date: March 4, 2019

William Kern – Board Secretary