



KEY NEWS AND ANNOUNCEMENTS

RESIGNATION OF BOARD MEMBER JOHN HARMAN

John Harman, who served on the board as Vice President and as a member of the Site Manager Liaison Committee, has resigned. The board thanks John for his time and commitment to the community. Per the bylaws, the board shall appoint a Townhome Owner to fill this vacancy. If you are a Townhome Owner who is interested, please contact Massy Cashen.

BOARD ELECTIONS ARE COMING UP

Seven seats on Kamalani’s Board of Directors will be up for election at the Association of Owners Annual Meeting on March 23, 2024. Each of these newly elected terms will be for two years. Owners are encouraged to attend the annual meeting and to cast their votes for the seven new directors.

Alternatively, since electing seven out of the nine board members every other year can be disruptive and risky to Kamalani board operations, the Board has recommended amending the bylaws to stagger the terms more evenly from year to year. If enough votes are received from homeowners by the deadline, this amendment will promote smoother transitions and greater continuity in board operations. **Please vote to approve this amendment** and return your ballot to Massy Cashen before the deadline of March 8, 2024. For additional details, please see the “Action Items for Community Members” section of this newsletter.

WHAT TO DO IF YOU HAVE A WATER LEAK

A representative from Kamalani’s insurance agency, Insurance Associates, Inc., will join us as a guest speaker at our next board meeting on February 26 and the topic will focus on what to do if you have a water leak. At the end of the newsletter is a set of instructions provided by the insurance company. After reviewing these instructions, owners are encouraged to email any questions to Massy Cashen by February 23 so they can be included as part of the discussion with Insurance Associates at the board meeting.

As a friendly reminder, all units are required to have HO6 insurance. If any unit does not provide proof of insurance, then the Association will force place an HO6 policy with Insurance Associates and will bill the cost of that policy to the owner. HO6 policies are intended to protect owners, and importantly, may also cover the Association’s deductible of \$25,000 should an owner be assessed for the Association’s deductible. The Board highly recommends that each individual unit owner reviews their HO6 policy with their insurance company to become familiar with their coverage and limits, including whether their HO6 policy will cover the Association’s \$25,000 deductible.

Please note that Insurance Associates, Inc. cannot answer questions at the board meeting regarding your own HO6 insurance; they can only answer questions regarding the Association’s insurance coverage.



BOARD MEMBERS

Term End

President Desiree Lopes	2025
Vice President [Position Open]	2025
Treasurer Chris Minford	2024
Secretary Sherry LeMaster	2024
Directors Joshua Martinez	2024
Justin Allen	2024
Gina Strykul	2024
Nicolas Lau	2024
Ron Wynne	2024



COMMUNITY CONTACTS

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MARK YOUR CALENDARS

Next Board Meeting
February 26, 2024

Next Pest Control
March 6, 2024

Association of Owners Annual Meeting
March 23, 2024



PRESIDENT'S UPDATE - DESIREE LOPES

The attorneys to the construction defect lawsuit had scheduled a mediation session for February 21, but that mediation session has now been postponed to April 16. The parties to the lawsuit will now use the February 21 date for an expert roundtable to discuss the defect claims.

The attorneys had planned to mail a letter to owners in December 2023 to share an update on how the lawsuit is progressing; however, the attorneys now plan to mail that letter after the expert roundtable on February 21. The letter will provide a general update on the status of the litigation, settlement discussions, and key takeaways from the roundtable.

Some owners have expressed concerns to the Board about slow response times when requesting information from the attorneys. The Board has relayed these concerns to the attorneys. Rebecca O. Filipovic, one of the Partners at the law firm, shared that their team has been fielding a lot of inquiries from both lenders and buyers at Kamalani. Rebecca writes: "We are endeavoring to respond as quickly as possible. In some instances, I am talking every day with agents and underwriters for this project to assist with the financial processes. I certainly do sympathize with the owners. For the most part, the feedback I am getting has been positive. The sales are closing from my understanding. We will continue to respond as diligently as we are able to these requests."

SITE MANAGER'S UPDATE - SEAN HOUSMAN

PROJECTS FOR THE NEW YEAR

According to Kamalani's reserve study, there are two budgeted items for the buildings this year: (1) solar vent repairs, and (2) street light stanchion repairs. Additionally, we need a roofing company out to inspect our roofs and repair any wind damage. Sean is getting quotes for these items.

SNAILS

As mentioned in the last newsletter, snail treatment was delayed due to the pet-friendly product Sluggo not being available on island. Sluggo is now available, and treatment was originally scheduled for mid-January, but was delayed due to the rain. After the weather stayed dry long enough for Sluggo to be effective, we were able to complete the snail treatment in mid-February.

GUEST PARKING VIOLATIONS

We continue to have guest parking violations and continue to address them. As a reminder, guest parking

is limited to five hours, and overnight guest parking is permitted only with prior, written approval. To initiate a special request for extended guest parking, please contact Sean, and he will provide the appropriate documentation to complete.

RODENT BAIT STATIONS

Kamalani is situated up against hundreds of acres of open fields, and it is possible for rodents to find their way out of the field and into our neighborhood. Recently we have seen an increase in small mice, so we have purchased an extra 30 bait stations that are now placed primarily at units adjacent to the gulch. These stations are checked and re-baited quarterly.

TREES AND PLANTS

Kamalani has some trees that are struggling, and in the last month, Sean identified three trees on property that have died. Over a year ago, we had a vendor out to do base care and deep root fertilization of seven trees, and it made a

noticeable improvement. As a result, Sean would like to get quotes for having this treatment performed on additional trees.

Also, a friendly reminder that residents' own trees and plants must not extend more than two feet over any fence line, so please remember to keep all personal trees and plants trimmed.

FERAL CATS

Please do not feed feral cats around Kamalani. Feeding feral cats draws them into the property, where they can poop in common areas and in residents' yards. Feeding feral cats also causes them to lose their hunting instinct, which can drive up rodent populations. Even if we catch a feral cat and take it to the Humane Society, they charge us to neuter it and then require us to release it back where we found it, so it can still potentially cause problems in our community. For these reasons, please do not feed feral cats around the property.



ACTION ITEMS FOR COMMUNITY MEMBERS

RETURN YOUR BALLOTS BY THE MARCH 8 DEADLINE

We need your vote on two important amendments to our bylaws:

- 1st Amendment: Removes any rights the developer held in the project and changes the number of Board seats.
- 2nd Amendment: Staggers the terms for elected Board positions so that the number of seats up for election each year will be better balanced and add continuity as the Board members change.

Ballots were mailed to all owners in March 2023, along with a prepaid envelope. If you have not yet voted and need a ballot, please contact Massy Cashen.

We need 67% approval from ownership to pass these important

amendments. The votes we have received so far are overwhelmingly in favor of both amendments, but without enough votes, they will not pass. Please vote, and encourage your neighbors to vote as well!

SUBMIT YOUR KAMALANI REGISTRATION FORM

All owners and renters are required to have up-to-date registration information on file. Copies of the Owner/Resident Registration Form and the Vehicle Registration Form were mailed to all owners at the end of December. Thank you to all owners and residents who have submitted updated registration forms.

SIGN UP FOR EMAIL COMMUNICATIONS

To subscribe to email updates, visit our website at kamalaniaouo.com and

scroll down on the main page to enter your email address. Alternatively, you can email Sean Housman or Massy Cashen to let them know that you would like to be included in email communications.

Check with your neighbors to see if they are receiving emails as well, and if not, let them know how to sign up.

STAY INVOLVED

All Kamalani owners are encouraged to join board meetings to stay informed and participate in making our community the best it can be. Additionally, all owners and residents are encouraged to email Sean Housman if you see any light fixtures out at night, any sprinkler heads that are not working, any brown grass that is starting to appear, or any ant hills that need to be treated.

ONGOING UPDATES

UPGRADES TO HAWAIIAN TELCOM GATEWAYS

As mentioned in the prior newsletter, Hawaiian Telcom is offering new gateway devices for all Kamalani homes to improve WiFi speed and performance. Upgrades will be performed from February 26 to March 14, and each individual unit is responsible for scheduling their own upgrade directly with Hawaiian Telcom. Letters were mailed to each unit during the last week of January to provide instructions on how to schedule the upgrade.

LANDSCAPING

As the landscaping committee evolves, committee members going forward will no longer have direct contact with our landscaping vendor. Instead, Sean Housman and Massy Cashen will be jointly responsible for ensuring that landscaping concerns are addressed by the landscaping vendor. Owners and residents with landscaping-related concerns or compliments should now reach out to Sean and Massy.

At the most recent board meeting, the landscaping committee recommended that the Board approve a new "Landscape Maintenance & Suggestion Form," and the

Board approved this form. The digital form can be accessed by navigating to kamalaniaouo.com → News + Info → General Documents. Homeowners and residents with landscaping suggestions or other comments should fill out this form and email it to both Sean and Massy.

Please note that board and committee members are only homeowners outside of board meetings, and no individual board or committee member can address landscaping concerns from owners and residents who stop them while they are out in the community.

Last but not least, we have a valve by building 19 that continues to leak. Our landscaping vendor is going to have an irrigation specialist out to identify where the leak is and how to best address it.

ASSOCIATION INSURANCE

As mentioned in the prior newsletter, it is likely that insurance costs will need to increase for the project, given the increase in labor and material costs post-COVID as well as the Maui fires last August. A letter was mailed to owners during the last week of December with more information about the potential premium increase.



WHAT TO DO IN THE EVENT OF A WATER LEAK

STEP 1

Shut off the water. Call an emergency plumber if necessary. The association has a duty to prevent further loss, so it is recommended that the association stop the water if the owner is unable to.

STEP 2

Contact a water extractor to prevent mold from growing. The association has a duty to prevent further loss. When multiple units and common areas are involved it's easier to deal with just one extraction company so it's recommended that the association arrange for the extraction.

STEP 3

The Association's Property Manager should report the loss to the Association's insurance company, and all affected owners should report their claims to their respective HO6 insurance companies.

STEP 4

Take a breath. Within a few days the adjusters will inspect the damage. They usually wait until the building is dry. It is a good idea to keep a file that notes the date of loss, the adjusters' contact information, claim numbers, and owner contact information.

FRIENDLY REMINDERS

WATER VALVE MAINTENANCE FOR UNITS

The new year is a good time for everyone to do a quick and easy annual maintenance on their water valves to confirm the components are working and prevent them from getting stuck. These valves are under the sink in the kitchen, under the sink in the bathroom, and next to the toilet. Simply turn the valves to close them, and then turn them back to open them again. The same should be done for water main shutoff valves. For the flats, the water main shutoff valve is in the ceiling of the primary bathroom. For the townhomes, the water main shutoff valve is outside at the end of each building.

HOUSE RULES

All Kamalani owners and residents are subject to the community's House Rules. If you are aware of a House Rules violation and would like to submit a complaint, please email Massy Cashen to request a complaint form.

Several of the House Rules are included here as friendly reminders. Please note this is not a full list.

MODIFICATIONS TO UNITS

Owners may make certain types of modifications within their unit, and at their sole expense, subject to the Design Rules and Guidelines set forth in Kamalani's governing documents. One key rule is that owners MUST obtain approval from the Board of Directors and the Design Review Committee prior to making any such modifications.

If you would like to make new modifications within your unit, apply for approval by submitting a design review application to Massy Cashen. Completed applications will then be forwarded to the Design Review Committee, which will meet once per month to review all applications.

Design review applications can be found at www.kamalaniaouo.com/owner-documents. This site is password protected, so if you do not have the password, please email Sean Housman.

GUEST PARKING

Guests may park their cars only in stalls marked "Visitor" or "Guest." Guest parking shall be limited to five hours. Overnight guest parking is permitted only with prior, written approval. To initiate a special request for extended guest parking, please contact Sean Housman and he will provide the appropriate documentation to complete. Upon approval, Sean will provide an approved guest parking form.

DOMESTIC PETS AND FERAL CATS

Domestic household pets are allowed on the common elements of the property as long as they are kept on a leash and are under the control of a capable individual. All pet waste must be immediately picked up and disposed of by the responsible owner, occupant, or guest.

Although feral cats are not explicitly mentioned in the House Rules, please do not feed any feral cats that you may encounter on the property.