

**PRESIDENT'S UPDATE - DESIREE LOPES**

Aloha Owners,

We had a great Annual Association Meeting on March 23. Thank you to all the owners who returned your proxy and gave your vote to the board. Your trust is important. We had an amazing quorum of 47.211%.

The meeting was long, but informative. We had two guest speakers: Attorney Bill McKeon with Berding & Weil, who gave an update on the construction defect mediation, and Bruce White with Star Energy, who gave a presentation on converting Kamalani to a community solar power grid.

Thank you to all the nominees who put their names in to run for the board. We appreciate your interest in volunteering to serve our community.

Thank you to Janelle VanEndye and Jennifer Moss for volunteering to serve as Inspectors of Election.

Elected to the board were:

- Chris Minford
- Emily Holtz
- Casey Lamb
- Sherry LeMaster
- Gina Strykul
- Ron Wynne
- Justin Allen
- Julie Cohen

Election of officers:

- President – Desiree Lopes
- Vice President – Justin Allen
- Treasurer – Chris Minford
- Secretary – Sherry LeMaster

Congratulations to the new board of directors! I look forward to working with you.

**AUDITOR'S REPORT**

The Auditor's Report was provided. Please contact Massy Cashen at [massyc@hmcmgt.com](mailto:massyc@hmcmgt.com) if you would like a copy of the report.

**RESOLUTION**

The Resolution on Assessment was adopted.

*[President's Update continues on next page]*



**BOARD MEMBERS**

*Term  
End*

<b>President</b> Desiree Lopes	2025
<b>Vice President</b> Justin Allen	2025
<b>Treasurer</b> Chris Minford	2026
<b>Secretary</b> Sherry LeMaster	2026
<b>Directors</b> Julie Cohen	2026
Emily Holtz	2026
Casey Lamb	2026
Gina Strykul	2026
Ron Wynne	2026



**COMMUNITY CONTACTS**

**Hawaiiana Management Executive**

Massy Cashen  
[massyc@hmcmgt.com](mailto:massyc@hmcmgt.com)  
(808) 270-3218, x493

**Site Manager**

Sean Housman  
[kamalanisitemanager@gmail.com](mailto:kamalanisitemanager@gmail.com)  
(808) 793-7007



**MARK YOUR CALENDARS**

**Next Board Meeting**  
May 2024 (exact date TBD)

**Next Pest Control**  
June 5, 2024

**PRESIDENT'S UPDATE - DESIREE LOPES (CONTINUED)**

**LANDSCAPING**

The board will continue to work diligently on the landscaping issues. We are looking for volunteers to join the Landscaping Committee. The latest update was reported in the March newsletter emailed on March 22, 2024. Also, Sean will share an update on a landscape design in his Site Manager Update.

**HOUSE RULES**

House rules were created to provide safety and peaceful enjoyment of living in a community. The board will continue to consistently enforce the house rules. We are looking for volunteers to join the House Rules Committee.

**DESIGN REVIEW**

The Design Review Committee will meet once a month to review Design Review Applications. We are aware the approval process can be lengthy. The biggest problem is incomplete applications. Those are quickly denied, and a request for more information is required. Please review the Design Guidelines and the Application carefully to provide complete information. If you have questions, please contact Sean Housman. We are looking for volunteers to join the Design Review Committee.

**INSURANCE INCREASE**

We are awaiting the appraisal report, which we expect to receive

shortly. This report will be provided to our insurance company for a new quote on replacement value property insurance. We are anticipating a significant increase in premium.

**MEDIATION FOR CONSTRUCTION DEFECT SUIT**

As our attorney Bill McKeon reported earlier, the board representatives will be attending mediation on April 16, 2024, and will be working with the attorneys towards a successful settlement. If we cannot reach a settlement, the next step would be a trial.

**PROPOSAL FOR COMMUNITY MICROGRID SOLAR POWER**

The board will be looking into a new opportunity to convert Kamalani into a microgrid community. Star Energy is currently working on a proposal and is requesting a copy of everyone's electric bill so they can design the system to produce accurate power, not too much and not too little. Then they will provide the PPA Agreement for our review. Our preliminary understanding is that they would pay for all costs to install, maintain and operate the system for 20 years, and that we would pay them for power instead of Hawaiian Electric, at a lower rate than Hawaiian Electric, fixed for 20 years.

A friendly reminder will be coming soon to provide a copy of your electric bill to Star Energy.

**REGISTRATION FORMS**

Registration forms were mailed to all the owners of record. Registration is not only required in the house rules, it keeps your information current so we can keep in touch with you by mail and by email. If you have not turned in your registration form, please do so.

**NEXT ANNUAL MEETING**

Next Year's Annual Meeting will be in March. The date will need to be determined.

**KEEPING CONTACT INFORMATION CURRENT**

As we move forward with these items I just mentioned, having your current information will help you stay informed and if we need your vote, you will receive the ballot.

**BOARD ACTIVITIES**

The board had a board training session on March 25th, following the Annual Meeting. The board will have a mediation prep meeting on April 9th, mediation on April 16th, and a board workshop at the end of April. The next regular board meeting will be in May, date and time to be determined.

*Sincerely,  
Desiree*



### SITE MANAGER'S UPDATE - SEAN HOUSMAN

#### GUEST PARKING VIOLATIONS

We have had several guest parking violators here recently. I have been posting notices and it seems to be helping. We will have to begin towing as well.

Please remember, each unit at Kamalani has two parking stalls. Guest parking isn't a way to get extra parking spaces if you need them. All guest parking spaces are limited to five hours. To initiate a special request for extended guest parking, please contact me, and I will provide the appropriate documentation to complete.

#### FERAL CATS AND CHICKENS

Feral cats are a nuisance: they poop everywhere, they stink, and they can carry disease. Under no circumstance should owners, residents, or guests be feeding any feral cats in Kamalani. The issue is particularly noticeable around buildings 5, 6, 7, 10, 11, and 12. Unfortunately, the Humane Society will not take these cats.

Feral chickens are also beginning to make their way into Kamalani. I am working on trying to irradiate them. With permission from the board, I think it's time to buy a trap.

#### SHUT-OFF VALVES FOR TOWNHOMES

Since our last annual meeting, we discovered the shut-off valves in the townhomes were rotting due to rust. We had Maui Plumbing replace 30 corroded valves. They also raised the valves above ground in order to prolong their life span.

#### 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.

#### TREE TRIMMING

It's time for tree trimming on property, including the Kukui nut trees by building 23, the Hong Kong orchids in the parking area by buildings 35-39, and by buildings 5-7, as well as some of the trees along the back property line towards the gulch. Maui Commercial Landscaping (MCL) will begin tree trimming at the end of March.

#### SUGGESTED CHANGE TO DESIGN GUIDELINES TO REMOVE PAPAYA

In the House Rules, when describing landscaping it states: "Owners in the Project may only plant the certain approved drought tolerant plants on the Plant List available through the Managing Agent." This Plant List appears on page 21 of the Kamalani Design Guidelines, and it specifically lists Papaya. Even though the Kamalani House Rules state that plants cannot be more than 2 feet above the fence line, several residents have planted Papaya and dug in because it is specifically mentioned on the Plant List. As a concession, I allow them the first fruiting and then tell them they have to cut them down. It would be so much easier for everyone if we removed the Papaya from the Plant List going forward. This suggestion will go to the House Rules

Committee for review.

#### LANDSCAPING SIMPLIFICATION

To address the problem with grass infiltrating the ground cover areas around the buildings, I proposed removing the ground cover entirely in the beds that have been overrun with grass, putting down a heavy weed barrier, then covering the weed barrier with river rock. We have currently completed one of these upgrades in front of 1604 and will be doing all of building 15. This upgrade costs an average of \$600 per bed and produces a cost savings over time by reducing maintenance time and watering needs.

There are also several areas where the ground cover can be removed and just allowed to become all grass. This will also reduce overall maintenance needs and allow the landscapers to spend their time on other much needed areas.

#### RUSTY SCREEN DOORS

Screen doors are the resident's responsibility to maintain. I will be placing notices on the doors of units that need to paint theirs. Please check your door to see if it needs to be refreshed

#### PROJECTS TEMPORARILY ON HOLD

Based on the reserve study, a couple upgrades were budgeted for this year, including solar vent repairs and street light stanchion repairs. However, a general rule of thumb for construction defect lawsuits is not to do capital improvements while in litigation, so we are waiting for our legal team's advice before proceeding with these projects.