

KTOA FALL 2008 NEWSLETTER

Included is this year's bill for managing and operating KTOA *plus an additional assessment for reserves. Both are due by December 1, 2008.

**ALSO included: The minutes from the annual meeting on September 20, 2008,
The budget and assessment summary for 2009.
The budget for 2009**

E-mail communication: Based on the small initial response to the e-mail packet of information regarding the annual meeting the Board wondered if many of our owners did not download all the attachments and therefore the materials were not read by some owners. It is really expensive to mail materials but because of the Boards concern for all the owners to understand the cost dilemma we are faced with this year, the Board has decided, this time, to revert back to the hard copy mailing of communications. The materials explain the situation. Calling the office cannot change the increases that have been found necessary. The Board has agonized over the need to increase our funding but the Board is also stuck with limited viable alternatives.

Please use the e-mail, as much as possible if there are still questions after digesting this information – the e-mail address is ktoa.maui@gmail.com - please make sure this address is added to your address list in your e-mail so communications don't end up being deleted in junk mail. Please make sure KTOA has your current e-mail address if you have not previously done so.

About the assessment and maintenance dues payment:* Please review the *'Budget Summary' sheet enclosed for an explanation of the charges. Your KTOA dues invoice is also in this packet. There is more information also in the Annual Meeting Minutes.
Unless checks are made from a US bank each check should not be over \$1,000.

Annual Meeting ballot results: The ballot deadline was extended to make sure everyone who wished to vote had received their materials that were sent before the meeting. The final count was: 1. The document changes were approved by 307 owner weeks-more than the 51% of owner weeks needed. 2. The limitation to booking up to four weeks only in any booking session was approved by 242 owner weeks with 80 owner weeks apposed. 3-3 The vote on the RCI issue showed that as long as the present RCI members could continue with RCI they were not apposed if KTOA did not renew as an Association. That vote was also 242 in favor of the question. There are 123 owners who are presently RCI members. There will not be a final decision until KTOA is assured all the current RCI members are able to continue as they are currently.

Regarding the four week limitation on booking: Bookings are limited to four weeks now, at any booking session in high time, but additional weeks can be added at a subsequent booking session when the additional weeks roll up. Also there was some ambiguity about what calendar time frame this limitation covered. The intent was to have the vote on this constraint limited to only weeks booked during high time and the Board

will validate this with a resolution. Also weeks can be added at each side of high time in the non high time periods for those owners who have saved time from the previous year or those owners with more than four weeks ownership who want to book a block extending into or out of high time at either end of the high time period (weeks 50 to 15)

Proxies: Please make an effort to return ballots and proxies in the future. Everyone is an owner and the Board is trying to engage everyone in our organization. The Board began the absentee ballot plan last year to broaden the input from our members. A number of owners responded but many did not. The Board of elected owners appreciates understanding everyone's point of view so they can make decisions benefiting all of our members. It is a time consuming learning curve and effort to be a Board member on Maui. There are many Maui matters that we need to understand in order to function there. Things are different there than on the mainland and often a mainland approach to issues will not work on Maui. The Board does everything possible to be frugal with your money and wants your vacation on Maui to be trouble free and welcomes your ideas and appreciates your responses or at least your proxy so we can legally conduct each annual meeting. The response this year was a combined total of 27% for both members at the meeting and those who sent proxies. Fortunately the State was apathetic enough to only require a total of 15% to have a quorum.

Lock Box Codes: Please be sure to travel with the lock box code and parking stall information found in the owner's record area of the www.kiheiakahi.com website or from the email confirmation you should have received when booking your stay. If you are unsure, call and confirm with Kayc at 808-879-1313 or, better yet, E-MAIL her before you arrive ie Monday to Friday to avoid after hour entry problems that are expensive to KTOA. Also, take the code with you each time you leave the unit, in case you forget to take a key. The key you were asked to always leave in the lock box will then let you back in. Once inside please remember this sentence. Thanks.

Unit maintenance: Everyone can take part in the solution to help reduce costs. Your ideas are welcome as is your thoughtful consideration. If you don't really need a small kitchen item you cannot find or if you discover a minor issue, make a list and leave it on the counter, when you leave, for management or call management to give them a heads up. When your time is over please leave by 11 AM at the latest and inform management during the week if you plan to depart early. This gives the maids a head start on their day. Please leave the dishwasher empty and the dishes put away, wash the beach towels and clean up spills or splatters on the stove or in the refrigerator. Empty your garbage into the drop next to the elevator. Kihei Akahi does recycle bottles, plastic, paper and cardboard. The collection area is west of the tennis court near the office. Put the furniture back where you found it when you arrived. KTOA is a home not a hotel. Our units should be cared for like a home. It is your home away from home.

Mahalo,

Don Swatman. President KTOA