

Kihei Akahi Timeshare Owners Association

Meeting Minutes: Sept 7, 2017



Call to Order - Paul Showstead-President (1502 CT)

Roll Call - Bill Feld-Secretary

Board Members in Attendance: Lane Durgin, Paul Showstead, Ed Norcutt, Don Swatman, Mary Hyodo-Polk, Susan Eisenberger, Bill Feld

Management: Kayc Reed & Matt Tarasenko

Approval of June 22, 2017 Meeting Minutes -

Motion - Ed: To approve as listed

Second: Lane

Approved

Management Report - Matt Tarasenko

- Marketing photos sent out in zip file to BOD for review. Video also available. Some editing still needs to be done.
- Discussion whether we need to photograph non-remodeled units as well or suffice as is (remodeled unit only/best foot forward) with disclaimer
- Total cost \$750 + tax. Full day of work. Additional photos will be extra.
- KA building painting project for exterior nearly completed. Cleaning up overspray and misc. touch-up underway. Appearance fresher & cleaner.
- A/C units now in all units. Exhaust venting improved & noticeably cooler and comfortable inside.

- Internet upgrade (Spectrum) identified some wiring issues that have been corrected.
- Organizing in prep for 2018 budgeting process
- Kayc working to review & verify that all unit titles are clean and in order
- HI Realty has been a great partner with facilitating rentals and unit sales
- Cost to replace kitchen lighting w/LED roughly \$85/unit
- Some water alarms provided by KA are defective. Replacement cost will be KTOA responsibility.
- KA closely monitoring contractors for KTOA renovation projects and will no longer permit Matt to do work as previous. All contractors must be named on paperwork and insurance. Result for KTOA will be added time and cost.
- Continued emphasis on inventory, upgrades and deep-cleaning in advance of increased occupancy during high time
- Request for distribution of separate PMI activities list may help BOD to review in advance and facilitate a more focused discussion during meeting time.
- Matt closely inspected existing tubs in units and all OK

Treasurer Report - Lane Durgin-Treasurer

- Nothing unusual to note with latest report for month of July
- Several expenses related to stocking unit supplies, inventory upgrade and replacement of smaller items and/or appliances
- Ended July with slightly over \$180K in the bank. Reserves: Roughly \$37K in cash plus \$104K in CD. Expenses to date have run \$30K so we are in good shape.

Old Business

1. Update on Marketing/Membership Committee
 - o Committee (Susan/Mary/Bill) convened
 - o Is it possible to post KTOA unit availability on KA website?
 - o Survey has been revised and would like to make it available in units (on countertop), via Constant Contact blast and as a PDF on website to solicit input from owners and renters to help us identify & prioritize improvements
 - o Survey forms that are filled out need to be scanned to committee and results will be shared with BOD at meetings

New Business

1. AGM Meeting 9/16
 - a. Quorum has been reached
 - b. All info has been communicated to owners
 - c. Kayc will be sending out an additional reminder

Director Comments (No Action Taken): Question as to whether possible to have a report on marketing efforts/ideas with unit rental/sales between HI Realty and KTOA. Want to advertise discounted KTOA-owned weeks for off-peak months earlier than last year.

Next Meeting: Thurs Oct 26, 2017 @ 1500 CT

Adjournment (1547 CT)

Moved: Bill

Second: Lane

Approved