

## Kihei Akahi Timeshare Owners Association

Meeting Minutes: June 28, 2018



**Call to Order** - Paul Showstead-President (1308 CT)

**Roll Call** - Bill Feld-Secretary

Board Members in Attendance: Paul Showstead, Mary Hyodo-Polk, Rose Soo-Hoo, Susan Eisenberger, Bill Feld, Ed Norcutt

Management: Kayc Reed & Matt Tarasenko

**Approval of Meeting Minutes** - April 26th, 2018

Motion to Approve: Subject to correction as noted (Rose absent) per Susan

Second: Ed

Approved

**Treasurer Report** - Ed Norcutt

- Discussed Handout as of June 27, 2018
- Budget is tight due to several owners defaulting on maintenance fee payment
- Total revenue from Airbnb projected to be around \$20K
- Remodel expenses to date are very close to budgeted number
- Less assessment money was collected due to owner default

**Approval of Financial Report**

Motion to Approve: Rose

Second: Bill

Approved

### **Management Report - Matt Tarasenko**

- Washing machine in D305 does not work and will need to be replaced
- Stackable washer/dryer machines are difficult to find
- D403 Icemaker & dishwasher panel in D303 also needed repair
- Dishwasher in a unit being remodeled needs to be replaced
- Remodels quickly nearing completion. Results look great!
- Plumber will no longer work at Kihei Akahi due to dispute with KA management
- New sunshade installation completed on 4<sup>th</sup> floor units
- Owner complained about large number of insects outside screen door by light in the hallway at night which is not uncommon
- Same owner complained about sofa bed being uncomfortable
- Cost to replace sleeper-sofa mattress is around \$350 each
- Same owner also complained about the recliner chair.
- Matt personally investigated all issues and found nothing unusual with anything
- Same owner called with complaints at least 6 different times.
- Same owner sent email to board requesting maintenance fee refund
- Consensus is that a refund is not warranted. A reply will be sent by Paul

### **Old Business**

1. Renovation/Remodel work is on schedule and will soon be completed
2. Airbnb Operations
  - o Efficient and going very well
  - o Next year suggest to plan further ahead (units/dates) to prepare for the Airbnb rental program
  - o Feedback from Airbnb guest didn't like the bedroom mattress in D306. Other comments like the view and the finishes in the remodeled units.
3. 2019 Unit Remodel Plan
  - o Need to reserve units for remodel in 2019
  - o Undecided at this time how to proceed

### **New Business**

1. Nomination Committee Report - Susan
  - o 1 formal submission for BOD position
  - o Another is interested but a few questions remain
  - o AGM packet will be sent July 25th
2. Governance Committee
  - o Intend to reach out to attorneys for By-Laws document in Word format
  - o Amendments will then be incorporated into the By-Laws

- Latest By-Laws amendments have not been formally accepted by the State of Hawaii Covenants Office.
- Process should be completed in early 2019

### 3. Owners Committee

- New survey has been sent out
- Downloading responses takes a lot of time
- 57 total replies have been received to date
- 87.2% responded positive (Yes, I would refer KTOA to a friend)
- 14.5% responded negative (No, I would not)
- How do we use this information to help promote KTOA?

**Director Comments:** N/A

**Next Meeting:** Thurs Sept 6, 2018

**Adjournment** (1404 CT)

Motion to Approve - Rose

Second: Bill

Approved