

Kihei Akahi Timeshare Owners Association

Meeting Minutes: Oct 16, 2018



Call to Order - Susan Eisenberger-President (1502 CT)

Roll Call - Bill Feld-Secretary

Board Members in Attendance: Paul Showstead, Mary Hyodo-Polk (Entered Late/Left Early), Susan Eisenberger, Bill Feld, Ed Norcutt, Rose Soo-Hoo, Mary Tsang (Left Early)

Management: Rod Quam

Approval of Meeting Agenda

Motion to Approve: Ed

Second: Rose

Approved

Discussion & Approval of Meeting Minutes - Sept 06, 2018

(Suggestion to change "...Approve" to "...Adjourn" under Adjournment)

Motion to Approve (subject to noted correction): Paul

Second: Ed

Approved

Management Report - Rod Quam

- "Nothing to add at this point"

Treasurer Report - Paul Showstead (Proposed 2019 Budget handout)

- Discussion regarding 2019 KTOA budget

- All "estimates" were entered conservatively
- KA rent increase now includes internet service fee (offset utilities expense)
- Increased allowance for Foreclosure expenses
- Projected \$10K deficit
- Extra revenue is expected from increased rentals (Rod Quam)
- More rooms will be made available for rental during off-peak
- Additional savings expected from cleaning and renovations (Rod Quam)
- Surplus of between \$15K-\$20K expected at end of 2018

Approval for No Increase of 2019 Owner Maintenance Fee

Motion to Approve: Rose

Second: Mary T

Approved

Approval of Proposed 2019 Budget

Motion to Approve: Ed

Second: Paul

Approved

New Business

1. Future Meeting Dates
 - o Dec 18, 2018 (A/R Update)
 - o Jan 22, 2019 (A/R and Reservation Update)
 - o Remaining 2019: Mar19, May21, July22, Sept5

2. Management Transition
 - o Excellent so far (some unexpected surprises)
 - o Owners expecting immediate attention on non-urgent issues
 - o Asking owners to email rather than call unless for emergency
 - o Most owners have complimented on unit appearance overall

Old Business

1. Website Update
 - o Changing PMI info to Quam
 - o MZ response on changes has been excellent
 - o MZ has agreed to limited training on how to update website

2. Banking Conversion Process
 - o Very smooth so far
 - o Several PMI accounts have been closed & reopened under Quam

Director Comments: Paul requested that renovations begin only after all supplies have arrived and are available for each project. Bill will write up a fall newsletter. Rose complimented on new towels, linens and "welcome baskets" in each unit. Bedspread replacement with different linens est cost @ approx. \$300/unit (new blankets also included). TV replacement is ongoing due to outdated and failing condition. 4 units still require cable leads into bedrooms (1 unit on 4th floor & 3 on the 3rd floor). Paul: May want to replace TVs sooner to take advantage of seasonal sales (e.g. Black Friday).

Next Meeting: Tues Dec 18th, 2018 @ 1500 CT (1300 PT)

Adjournment (1600 CT)

Motion to Adjourn: Ed

Second: Rose

Meeting Adjourned