

ROYAL KUNIA COMMUNITY ASSOCIATION

MINUTES REGULAR MEETING of Board of Directors of the ROYAL KUNIA COMMUNITY ASSOCIATION

- DATE:** Wednesday, April 11, 2018
- PLACE:** Royal Kunia Community Center
94-750 Anoiki St.
Waipahu, Hawaii 96797
- PRESENT:** President Doey Guasch, Vice President Chris Campbell, Treasurer Wayne Nakamoto, Secretary Kelli Smith & Director Thao Tran
- BY INVITATION:** General Manager (GM) Albi Mateo
Kimberly Andrade, Administrative Assistant
Hawaiiiana Management Executive (ME) Susan DeCorte
Jon McKenna, Hawaiiiana Management VP
- HOMEOWNERS:** Sunny Dalan, Gary Kitkowski, Eri Numata, Jenny Guasch, Richard Montano, Nerissa LaPoint, William Santos & Primrose Leong-Nakamoto
- CALL TO ORDER:** Noting the presence of a quorum, President Guasch called the meeting to order at 6:00 P.M.

MINUTES:

A ***motion*** was made by Vice President Campbell, seconded by Secretary Smith and carried unanimously to approve the Minutes of the Regular Board Meeting & Executive Meeting of February 21, 2018, as submitted.

TREASURER'S REPORT:

A ***motion*** was made by Treasurer Nakamoto, seconded by Vice President Campbell and carried unanimously to approve the Financial Statements for the months of January 2018 & February 2018 as submitted, subject to audit.

GENERAL MANAGERS REPORT: GM Mateo's written report is on file with the Association's records.

1. Dog Park (Rec Park) – ME DeCorte will obtain a copy of legal counsels opinion of August 2008 pertaining to the (Connection Agreement) and will be forwarded to the Board for review. ME DeCorte was also advised to inquire with Insurance Solutions whether an inspection of the property can be conducted.
2. Community Rec Center:
 - Installation of PV – GM Mateo reported the application is currently being reviewed by the Department of Planning & Permitting.
3. Roadways – GM Mateo distributed the Royal Kunia Phase I – Development Plan Map and informed the Board the green shaded area of the map has been dedicated to the City & County,

which is Site 5. Therefore, the maintenance of lights, trees will be the City & County responsibility.

The roadways that have not been dedicated are sites 8, 9, 10, 11 & 12 which repairs and maintenance are being directed to the developer. The information will be posted on the RKCA website.

COMMITTEE REPORTS:

1. Design Committee – (*Chair Nakamoto*) There was no report.
2. Government Affairs / Education – There was no report.

UNFINISHED BUSINESS:

1. DRC – Rec Park – This matter was discussed during the GM Report.
2. Meadows at Royal Kunia – GM Mateo reported no permit has been issued by the City & County, Department of Planning & Permitting.
 - a. SB2377 and HB2539 – GM Mateo reported these bills were not passed. However, the information will be posted on the AOAO website and GM Mateo announced that the community should support bills SB2524 / SD1 / HD1 relating to County Land Use Requirements. In addition, testimonies need to be submitted.
 - b. Building Permit(s) Driveway – There was no discussion.
3. Office AC Proposals (Ratify) – A ***motion*** was made by Secretary Smith, seconded by Director Tran and carried unanimously to approve the proposal submitted by Pristine Air Conditioning Corp. for the amount of \$8,471.20.

NEW BUSINESS:

1. Letter 09059 – A ***motion*** was made by Vice President Campbell, seconded by Secretary Smith and carried unanimously to continue maintaining the landscaping fronting Anoiki and Anonui Street that are not dedicated to the Association. This action is within Article V, Section 5.04 (e) and Section 5.05(h) of the Amended and Restated Declaration of Protective Covenants.
2. GP Solutions – GM Mateo reported a request to utilize the park for a company family picnic was submitted by GP Solutions. Discussion took place and GM Mateo will review the policy of the Rec Center before a decision is made.
3. Covenants Person – GM Mateo reported Layne Owen will be transitioning the project’s covenant enforcement to Steven Richter. Jon McKenna will continue to assist with the new personnel.
4. Kelli Smith – President Guasch announced the resignation of Secretary Smith and presented a “Certificate of Appreciation”. Therefore, Director Tran was appointed to the position of Secretary through the next Annual Meeting of 2019.

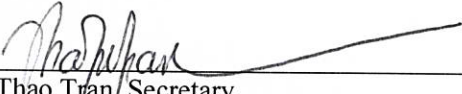
NEXT MEETING:

Regular Meeting of the Board of Directors
Royal Kunia Community Association
April 11, 2018

The next regularly scheduled Board Meeting is scheduled for Wednesday, May 9, 2018 at the RKCA Community Center, 94-750 Anoiki St., Waipahu, Hawaii 96797 at 6:00 P.M.

ADJOURNMENT:

Hearing no objections, President Guasch adjourned to Executive Session at 6:53 P.M.



Thao Tran, Secretary
Royal Kunia Community Association

05/09/2018
Date

Submitted by:
Susan DeCorte
Management Executive