

# ROYAL KUNIA COMMUNITY ASSOCIATION

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## MINUTES

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

- DATE:** Wednesday, February 21, 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 (6:11p)
- BY INVITATION:** General Manager (GM) Albi Mateo  
Kimberly Andrade, Administrative Assistant  
Hawaiiana Management Executive (ME) Susan DeCorte
- HOMEOWNERS:** Clara Nishimoto, Jenny Guasch, Cherie Palermo, Daniel Morioka, Nerissa LaPoint, Jerry Nishimoto, Vernon & Reiko Brown, Connie Respicio, Clarence Ching, Colin Wright, Nolan & Malvina Thompson, Vanessa Mamhot, Jenna Hausvik, Alan Ishida, Elton Macabeo-Spahn, Annie McCrea, Ronald Sanches, David & Theresa Sanchez, Christina Vaivai-Soderberg, Beverly Ikalani, Robert & Cheryl Purdie, Lori Campbell, Sunny Dalan, Britt & Betty Bayles, Conor & Danielle McMenamy & Roland & Edith Pascua
- 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 January 10, 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 Statement for the month of October 2017 as submitted, subject to audit.

A ***motion*** was made by Vice President Campbell, seconded by Secretary Smith and carried unanimously to approve the Financial Statement for the month of November 2017 as submitted, subject to audit.

A ***motion*** was made by Vice President Campbell, seconded by Secretary Smith and carried unanimously to approve the Financial Statement for the month of December 2017 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) – Currently obtaining additional proposals for fencing. Kunia Residential Partners is the recorded owner.
2. Community Rec Center:

- Installation of PV – GM Mateo reported the application is currently being reviewed by the Department of Planning & Permitting.

**COMMITTEE REPORTS:**

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

**UNFINISHED BUSINESS:**

2. DRC – Rec Park – GM Mateo reported the Developer’s desire to dedicate the 12.093 acre Rec. Park and improvements to RKCA, as is. The “Connection Agreement” related to Phase II for the completion of the Rec. Center will be reviewed by Legal Counsel. Therefore, this matter is pending.
3. Meadows at Royal Kunia (Letter from Legislature) – A letter sent by Senator Kidani and Rep. Cullen for established (State and City) points of contacts, SB2377 and HB2539 was distributed to the Board and reviewed. GM Mateo also provided a written summary of a follow up meeting with HPD Major Tsuchida, Senator Kidani and Rep. Cullen.

**NEW BUSINESS:**

1. Proposals for CRC Annual General Cleaning – A ***motion*** was made by Vice President Campbell, seconded by Secretary Smith and carried unanimously to approve the proposal submitted by Armstrong Building Maintenance for the amount of \$3,000.00, plus tax.

GM Mateo was advised to inquire about warranty of material.

2. Proposals – Repair/Replacement Office AC – GM Mateo will obtain an additional proposal. In addition, obtain a revised proposal submitted by Photonworks Engineering on the cost for a 24K (office) and a 9K (HPD/office) to include cassette ACs and a maintenance contract.


**NEXT MEETING:**

The next regularly scheduled Board Meeting is scheduled for Wednesday, April 11, 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 7:19 P.M.

  
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Kelli Smith, Secretary  
Royal Kunia Community Association

  
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Date

Submitted by:  
Susan DeCorte

Regular Meeting of the Board of Directors  
Royal Kunia Community Association  
February 21, 2018

Management Executive