

KEALIA KAI OWNER'S ASSOCIATION
2020 ANNUAL MEETING

MINUTES

DATE: Wednesday, September 23, 2020

PLACE: Office of Associa Hawaii, Kapaa, HI 96746

ROLL CALL/CALL TO ORDER:

President Adrian Saralou called the annual meeting to order at 11:30 a.m. HST. A quorum was established with 60% present in person or by proxy. Alina Kuznetsova was Recording Secretary for the meeting.

CONDUCT OF MEETING/ADOPTION OF MEETING RULES:

Special Meeting Rules (mailed with the notice and available at check in) adopted at the 2018 annual meeting by unanimous consent as permanent standing and special rules. The most recent edition of Robert's Rules of Order was used to govern the meeting.

APPROVAL OF MINUTES:

The 2019 Annual Meeting Minutes were approved as presented.

REPORTS OF OFFICERS:

President's report: President Saralou presented a verbal report.

Auditor's Report: The 2019 Auditor's report prepared by Felice Valmas, CPA, was presented.

APPOINTMENT OF TELLERS:

Chris Rine and Aaron Adair were appointed tellers to count the election votes at the meeting.

ELECTION OF DIRECTORS:

Nominations and elections were conducted. The results were:

Shawn McEwan	54.2857	2 years
Warren Owens	54.2857	2 years
Kevin McGinnis	54.2857	2 years

UNFINISHED BUSINESS:

Trend VanderSloot presented David Dance - projects manager for Kaneha Dam repairs.

Riverband Management is working with DLNR to start geotechnical investigation report. Final report is expected by December 2020 which constitutes phase 2 of the project. Phase 3 – design, construction and permitting – can take up to 3 years and should be sorted out by April 2023. There are no estimates at this time for the cost associated with the project, Kealia Kai will be billed in increments.

NEW BUSINESS:

Tax Resolution:

Resolution on Assessments: The following resolution was adopted by unanimous consent:

"Resolved, that any excess of membership income over membership expenses for the past year be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604."

ADJOURNMENT:

The meeting adjourned at 12:12 pm. HST

Alina Kuznetsova, Recording Secretary
Associa Hawaii, Managing Agent for
KEALIA KAI OWNER'S ASSOCIATION

Minutes approved by the Board of Directors on _____, Secretary's Initials: _____

Association Standing and Special Rules (Permanently Adopted)

1. Smoking is not permitted in the meeting area.
2. This is a private meeting and attendance is restricted to owners and proxy holders representing owners, staff, and other persons who have been specifically invited by the board. All others are required to leave.
3. Owners desiring to speak must stand and be recognized by the Chairman. Owners must state their name and unit each time. The owner must use the microphone, if available, so that everybody else can hear.
4. All remarks must be directed to the Chairman, not directly to other members. Personal attacks, vulgarity, or offensive language can result in loss of debate privileges.
5. Long and complicated motions must be in writing and delivered to the Chairman, signed by the maker and seconder. This will help avoid confusion and insure that everybody knows the exact wording of the motion.
6. Discussion is normally limited to the motion being considered. Therefore, please don't start a long discussion unless a motion is already pending for consideration.
7. In order to ensure that everybody has a chance to speak, each individual shall have a limit of 2 minutes per speech and a limit of 2 speeches per debatable motion.
8. Nomination and election debate for elected office shall be limited to one speech per nominee (or his/her delegate) for a maximum of 2 minutes per speech.
9. Any board member whose removal is proposed shall have a debate limit of 10 minutes per speech. The board member may choose to speak after all other debate has concluded.
10. Ballot voting on any motion (including the election) will remain open for 10 minutes, (or until the results are announced) unless extended by the owners.
11. No video-recording or other electronic recording is permitted (except by the recording secretary or the parliamentarian for production of the minutes) during any of the proceedings unless first approved by the Association members at the meeting.
12. The board of directors is authorized to approve the minutes of the Association meetings.
13. The president may appoint a chair pro tem for an association meeting.

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