

# Kapilana Annual Meeting

## September 19, 2015

Bob Rogers made a motion to accept the agenda second by Paul Mathias  
All approved.

Neil Robinson made a motion to approve the 2014 minutes. All  
approved.

Past year accomplishments:

- In late 2014 we formed a grounds committee and we awarded a 1 year contract to Professional Services.
- We had a lot of water issues this past year, which costs the association and homeowners a lot of money.
- Do not dump grease down the drain. Professional Services is going to put up small papers in the condos reminding people of this.
- Association will have roto roter come out each year to clear the lines as preventative maintenance.
- The books were audited and the findings will be put online.

Property Management Report – Neil Robinson

- Winn Rd. – The city will pay \$100,000 for their portion and our portion for the parking lots is still being determined but will be around 1/3 of the total. Construction will start on September 30. It will be a one way rd.
- Building 1 decks – project completed
- Building 15 deck posts – needed to be replaced with concrete piers added.
- Insurance Claims – we have had 3 significant claims mostly due to water. Precautions on the grease could help some of these issues.
- Grounds Maintenance Contract – The contract is up at the end of this year. We need to select a new company and will need people to serve on that committee. An RFP developed a couple of years ago with the tasks that should be completed.
- All tax returns were filed on time.

- A significant number of dock anchors broke this winter, which we went over budget on. We have also spent \$4,000 on dock boards as some were getting dangerous.
- Paul Mathias asked that we look at the banding around the docks.
- Carpet on dock band boards cause rotting of the boards and the owners who put the carpet on them would be responsible for the cost of the rotted boards.
- We have no delinquent accounts at this time.
- The budget reflects an increase in dues by 10%. Kurt Favre made a motion to approve the 2016 budget. Second by Bill McGowen. All voted in favor.
- No nominations came in from the floor, which leaves the three candidates of Thad Loeb, Bill McGowen, and Bruce Guill to replace the positions of Diane Prenger and Mike Szydowski. We are electing three new candidates, as we were not able to fill one of the positions last year. Motion made to close nominations and it passed.
- All approved that the three positions will fill the three open positions.
- Suggestion was given to e-mail the minutes out via e-mail in addition to the website. (Paul Mathias)
- Kurt Favre expressed concern that his bedroom has been gutted and not usable for a long time. He finds it unacceptable how long it has taken to get this fixed. He produced a light fixture that showed past water damage.
- Larry Bader moved to adjourn the meeting and seconded by Paul Mathias. All approved.