

ROYAL KUNIA COMMUNITY ASSOCIATION

MINUTES

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

- DATE: Wednesday, November 10, 2021
- PLACE: Royal Kunia Community Center
94-750 Anoiki St
Waipahu, Hawaii 96797
- PRESENT: President Wayne Nakamoto, Vice President Charlene DuPlantier, Treasurer Gary Waters (via zoom), and Director Grace Devera-Montano (via zoom and arrived at 7:25 PM)
- ABSENT/EXCUSED: None
- BY INVITATION: General Manager (GM) Albi Mateo, Administrative Assistant Kimberly Andrade, and Touchstone Properties Representative Lillian McCarthy (PM)
- CALL TO ORDER: Noting the presence of a quorum, President Nakamoto called the meeting to order at 6:10 PM.
- OWNER'S FORUM: Ms. Linda Mahelona, Mr. David and Ms. Theresa Sanchez, Ms. Diane Quick, Ms. Melissa Mehm, Ms. Stephanie Behrle, Mr. Glenn and Ms. Editha Ruiz, Mr. Joshua Conway, Mr. Joe Gudoy, Ms. Amber Ballesteros, Mr. Barton Gonzales, Mr. David McCune, Ms. Jennifer Traggorth, Mr. Patrick and Ms. Roseanne Nakamura, Mr. Renny Chee, Ms. Gina Foster, Ms. Margarita and Mr. Samart Bradford, Ms. Nerissa Lapoint, Ms. Juanita Warren, Ms. Cora and Mr. Ed Caguillo, Ms. Dianna and Mr. Matthew Torres, Ms. Arianna Gonzales, Mr. Kekoa Sanchez, Mr. Ted Muyano, Mr. August Agas, Mr. Romy Udarbe, Mr. Cliff Marcello
- MINUTES: Treasurer Waters moved to approve the Minutes of the Regular Board Meeting held on June 9, 2021 as written. Vice President DuPlantier seconded the motion which was unanimously approved.
- TREASURER'S REPORT:
- A. The Financial Statement for the month ending May, June, July, August and September 2021, were filed, subject to audit.
- GENERAL MANAGER REPORT: A copy of GM Mateo's written report is on file with the Association's records.
- COMMITTEE REPORTS:
- A. Design Committee – (Chair Nakamoto) – Report on file with the Association records.
- B. Government Affairs/Education (Chair Behrle)
- a. Traffic Calming Survey – AA Andrade reported on the status of the survey.

- b. Security – No report.
- C. Newsletter Committee (Co-Chairs Diane Quick and Linda Mahelona) – Co-chair Quick provided a verbal report. Co-Chair Quick provided a verbal status.
 - a. Committee Meeting Minutes (June – October)
 - b. Request Annual Subscription to Canva Platform – Vice President DuPlantier moved to approve the purchase of a Canva subscription. President Nakamoto seconded the motion which passed with Treasurer Waters voting in favor and Director Devera-Montano abstaining from voting.
- D. Events – Chair – Vacant – President Nakamoto announced a chair was needed for the committee. The Board approved a Christmas Decorating event.
- E. Membership/Welcoming – Chair – Vacant – President Nakamoto announced a chair was needed for the committee.
- F. UNFINISHED BUSINESS:
 - 1. Meadows at Royal Kunia — GM Mateo provided a verbal status.
 - 2. Security
 - a. Roving Patrol – Survey – This item to be moved to the Government Affairs/Education Committee.
 - 3. Pickleball Court Request – Deferred.

NEW BUSINESS:

- 1. Takenaka Landscaping Company – Site 299 – President Nakamoto moved to approve the monthly increase for landscaping services to \$18,875.00. The motion was unanimously approved.
- 2. Ratify Trees of Hawaii Proposal – Site 299 Tree Trimming – President Nakamoto moved to approve the proposal for tree trimming service at a cost of \$18,324.60. Vice President DuPlantier seconded the motion which was unanimously approved.
- 3. Pressure Washing Association Vinyl Fence Lines – The Board directed another proposal be solicited.
- 4. Letter From #07062 – The Board declined to authorize a change in the place to store the trash receptacles.
- 5. Reopening of the CRC – Tabled due to COVID Restrictions.
- 6. Insurance Summary – The Insurance summary was reviewed and renewed.
- 7. 2022 Budget and Reserve Study – The 2022 budgets and reserve studies were unanimously approved with a \$4.00 increase per month for the master association dues, a \$12.23 per month increase for the Site 299 product fee, no increase for the Site 6&7 product fee, a \$3.87 per month for the Country Lanes product fee, and a \$1.67 per month increase for the Courtyards product fees.

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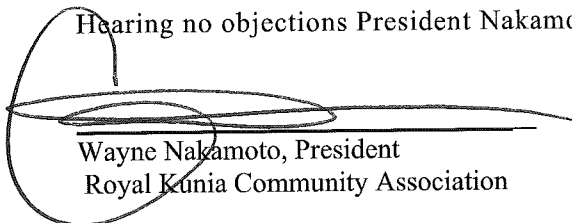
Hearing no objections, President Nakamoto adjourned to Executive Session at 8:05 PM.

NEXT MEETING:

The next Board Meeting will be scheduled at the call of the President. 6:00 PM at the Royal Kunia Community Center/Zoom.

ADJOURNMENT:

Hearing no objections President Nakamoto adjourned the meeting at 9:30 PM.



Wayne Nakamoto, President
Royal Kunia Community Association

Date

April 21, 2022

Respectfully Submitted
Touchstone Properties