

Approved

**PAPOHAKU HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
Date: October 5, 2017**

CALL TO ORDER: A meeting of the Board of Directors was called to order by President Norm Rizk at approximately 3:04 p.m., HST. The meeting was held telephonically.

BOARD MEMBERS PRESENT:

President Norm Rizk
Shelley Laurel, Director
Bill Leach, Director
Peggy Bond, Director

BOARD MEMBERS ABSENT:

Marshall Racine, Director

QUORUM: A quorum was established with a majority of Directors present.

APPROVAL OF MINUTES:

Upon motion by Bill Leach and seconded by Peggy Bond, the minutes of the April 24, 2017 board meeting were approved by consensus of the board.

PRESIDENT'S REPORT:

Norman Rizk had corresponded with Susan Lim (Guoco Leisure) about the company transferring deeds on the 56 oceanfront lots owners that have not received a transfer to date. Ms. Lim was non-committal on the matter.

Norman Rizk and the board discussed the sale of Guoco Leisure's property on Molokai and how the Association can best protect the interests of Papohaku Ranchlands owners during the sale and after the sale. This conversation will be continued during the West Molokai Association (WMA) board meeting on October 10, 2017.

Norman Rizk mentioned that the status of the STVR permits is currently in limbo with the Maui County Council needing to follow through.

TREASURER'S REPORT:

The bank balance as of September 30, 2017 is \$61,193.91 and \$50,000 in 5 individual \$10,000 Certificates of Deposit for a total of \$111,193.91. Financial Year to Date reports were presented. Reminder letters have been sent to owners with unpaid 2017-2018 dues.

UNFINISHED BUSINESS:

- a. The Board discussed the status of action items from the April 26, 2016 board meeting and updates were provided where applicable. Board members note that the conditions of the roads have deteriorated in recent months and that there is renewed trespassing in the areas near the beaches owned by the Ranch and specifically, the Kaiaka Rock area.
- b. The board discussed the SMA infraction during the grubbing process on the Wehner lot. The board was notified that DLNR still has the matter under investigation and once their

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findings are completed, it will be a matter of public record. Until that time, DLNR cannot discuss the matter.

NEW BUSINESS:

- a. Upon motion by Shelley Laurel and seconded by Bill Leach, the board approved a write off in the amount of \$2,317.80 on the Mordsaini/Lewis account as uncollectable.
- b. The board discussed an account that is in arrears and requiring a response to legal counsel. The board notified legal counsel that it would like to resolve the matter but will not pay to release the lien on the property. The board suggested to legal counsel that a conversation begin with the delinquent owners on how they intend to pay the outstanding debt.

The next meeting of the Papohaku Homeowners Association Board of Directors will be at a date, time and location to be determined.

ADJOURNMENT: The meeting was adjourned at approximately 4:06 p.m., HST.

Respectfully submitted, Barbara Cusick