

MINUTES OF THE BOARD OF DIRECTORS' MEETING
HARBOUR RIDGE
MONDAY – January 11, 2022
6:30 P.M., ZOOM CONFERENCE

CALL TO ORDER

There being a quorum, President Singleton called the regularly scheduled meeting of the Board of Directors of Harbour Ridge at 6:31 p.m.

ESTABLISH A QUORUM

A quorum was established.

Members Present: President - Michael Singleton
 Vice President - Mike Youn

 Secretary - Bette Matthews
 Directors – June Ann Lee, Gary Okada, Janet Dayoan, and Russell
 Hatada

Members Excused: Treasurer - Thomas Maadie
 Director - Marc Nakasuji

Invited Guests: Kim Hieda, Management Executive, Hawaiiiana Management
 Tim Nishida, Site Management Consultant

OWNERS FORUM

#1405 Keith and Mary Ichikawa

APPROVAL OF MINUTES

November 9, 2021 Meeting Minutes – Secretary Matthews moved to approve the Minutes as written and VP Youn seconded. Votes in favor were all except for one abstained vote by Director Dayoan. The motion was approved.

TREASURER'S REPORT

October 2021 and November 2021 Financial Statements – The Board deferred this to next meeting pending Treasurer Maadie's review.

SITE MANAGER'S REPORT

SM Nishida submitted a report and provided a verbal re-cap. The report will be held on file at the Managing Agent's Office.

UNFINISHED BUSINESS

- A. Parking Lot Deck Coating Status Update – The Board unanimously approved the AIA contract with Central Pacific Specialty to include liquidated damages at cost of \$500 per day and accepted Insurance Agent Sue Savio's opinion that insurance coverage was sufficient, and deferred voting on whether a performance and payment bond was needed until further questions were answered by the Attorney.

- B. Trash Compactor Update – SM Nishida informed that the compactor was installed.
- C. Loan Term Sheet - Tabled pending outcome of loan consent.
- D. Loan/Sprinkler Opt-Out Consent Status Update – ME Hieda provided an up to date result from ownership votes and Board requested to have a 2nd mail out done.

NEW BUSINESS

- A. Pool Gate – Director Lee moved to ratify the Board's email vote accepting Pacific Welding's proposal for galvanized steel gate at a cost of \$17,840 and VP Youn seconded. The motion was unanimously approved.
- B. #817 Insurance Claim – Tabled pending more information from owner.
- C. Small Motorized Dumpster Mover – VP Youn moved to approve a monthly rent to own option with Honolulu Disposal and Director Dayoan seconded. The motion was unanimously approved.

DATE, TIME, AND PLACE OF NEXT MEETING

The next Board meeting is scheduled for February 8, 2022 at 6:30 p.m. via Zoom Conference.

ADJOURNMENT

There being no further business, President Michael Singleton adjourned the meeting at 7:48 p.m. and entered into Executive Session to discuss legal matters.

RECONVENED

The Board adjourned from Executive Session at 8:22 p.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:22 p.m.

Submitted by:

Kimberly Hieda,
Recording Secretary

Approved on: February 8, 2022