

MINUTES OF THE BOARD OF DIRECTORS MEETING
HARBOUR RIDGE
TUESDAY, MAY 9, 2023
ZOOM CONFERENCE

CALL TO ORDER

There being a quorum, President Youn called to order the Regular Board of Directors Meeting of Harbour Ridge at 6:32 p.m.

ESTABLISH A QUORUM

A quorum was established.

Members Present: President – Mike Youn
 Vice President – Gary Okada
 Treasurer - Thomas Maadie
 Directors – Janet Dayoan and Russell Hatada

Members Absent: Secretary - Bette Matthews
 Directors – June Ann Lee, Jason Barayuga, and Marc Nakasuji

Invited Guests: Gena Salonga, Management Executive, Hawaiiana Management
 Tim Nishida, Site Management Consultant
 Nate Wilbur, Douglas Engineering

GUEST SPEAKER:

Nate Wilber of Douglas Engineering discussed the fire system proposals.

APPROVAL OF MINUTES

Approval of the April 11, 2023 Meeting Minutes was deferred pending review by Secretary Matthews.

TREASURER’S REPORT

Approval of the March 2023 financial report was deferred pending review by Treasurer Maadie.

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

1. 2022-2023 Reserve Capital Improvements:
 - a. Fire System Pulls, Alarms, Strobes, Smoke Detector, Fire System Panel – Deferred to next meeting pending further review by the Board of Directors.
2. TKE Elevator Door Replacement Proposal – Deferred to next meeting pending further review.
3. 2023-2024 Budget Review – Deferred. Pending meeting with ME Hieda.

NEW BUSINESS

1. Rooftop Heat Pump Compressor Replacement – Vice President Okada moved to approve the Honeywell proposal to replace the rooftop heat pump compressor for \$7842.93. Treasurer Maadie seconded. The motion passed unanimously.
2. #907 Insurance Claim Request– The Board deferred to next meeting pending more information.

EXECUTIVE SESSION

None.

DATE, TIME, AND PLACE OF NEXT MEETING

The next meeting is scheduled for June 13, 2023 at 6:30 p.m. via Zoom Conference.

ADJOURNMENT

There being no further business, President Mike Youn adjourned the meeting at 7:21 p.m.

Submitted by:

Gena Salonga,
Recording Secretary

Approved on: June 13, 2023