

**KAHANA FALLS
ASSOCIATION OF APARTMENT OWNERS
AND
INTERVAL OWNERS ASSOCIATION
REFURBISHMENT COMMITTEE
TRADING PLACES INTERNATIONAL
LAKE FOREST, CA**

SEPTEMBER 20, 2016; 11:00 A.M. (PDT)

MINUTES

I. CALL MEETING TO ORDER / ROLL CALL INTRODUCTIONS

Chairperson Martin Hewitt called the meeting to order at 11:45 a.m. (PDT). The following persons were in attendance:

Committee Members Present

Martin Hewitt	Chairperson
Milton Jantzen	Member
Kevin Ramage	Member

Guests Present

Richard Roll
Jesse Arman
Karen Cornwell
Katherine Ivey

Management Present

Joanne Hallert	Director of Resort Operations
Suzie Moore	Resort General Manager
Kristen Makinen	Administrative Assistant

II. APPROVAL OF AGENDA

A motion to approve the agenda was made by Milton Jantzen and seconded by Kevin Ramage. The motion passed.

III. APPROVAL OF MINUTES

A motion to approve the minutes of the March 23, 2016 meeting was made by Kevin Ramage and seconded by Milton Jantzen.

The minutes were approved with a correction of a typo on page two; “dinning” will be corrected to “dining”.

IV. CONTINUING BUSINESS

Elevator Refurbishment

Suzie Moore went over the experience of having the elevators updated.

Kevin Ramage suggested a one-time bonus for the staff to acknowledge their above and beyond efforts during this improvement.

The committee elected to discuss this during the executive session of the board meeting under Employee Recognition.

Bathroom/Shower Refurbishment

The committee discussed the various options on how to attack the remodels – by room, by unit, by floor etc.

Because of the financial impact, no funds will be allocated for this project in 2016. Suzie Moore will bring additional ideas to the March meeting.

Kitchen Remodel

The committee elected to table the discussion until the work was closer on the horizon.

Lanai Furniture Approval

Suzie Moore provided a quote and pictures of the furniture she would like to use for the lanais.

She further advised she had been able to cut the cost of shipping by \$20K.

The committee discussed the building colors and tile replacement in the future to ensure the color palette will remain aesthetically pleasing.

The committee will recommend the approval of the lanai furniture.

Living Room Flooring/Accent Wall Update

Suzie Moore showed some sample colors for the wall, with a darker variance of the room color as the most advantageous in regards to future furniture updates and avoiding looking “dated”.

The painting will be completed when the floors are updated. To date, about 11 rooms have been completed. Ms. Moore estimated a year and a half for completion.

Hale Kipa Sofas

The committee reviewed the provided quotes. The committee agreed to purchase the thicker material for longevity and suggested ordering extra arm covers.

V. NEW BUSINESS

Bedroom Furniture

The committee reviewed and compared the quotes. The committee preferred the second quote, which was submitted by Creative Design Concepts.

Dining Furniture

Suzie Moore informed the board of the options she had been researching and will provide quotes in the future.

VI. ADJOURNMENT

Martin Hewitt asked about the additional sunbeds that were approved at the March meeting. Suzie Moore advised the material was discontinued, so she was still working on it.

Hearing no objection, the meeting was adjourned by Milton Jantzen at 12:56 p.m. (PDT).

Submitted by:
Trading Places International
Its: Managing Agent

Approved by:
Kahana Falls Management Committee

By: _____
Joanne Hallert
Director of Resort Operations

By: _____
Martin Hewitt
Chairperson