

**KAHANA FALLS
ASSOCIATION OF APARTMENT OWNERS
AND
INTERVAL OWNERS ASSOCIATION
REFURBISHMENT COMMITTEE
KAHANA FALLS RESORT**

WEDNESDAY, MARCH 21, 2018; 10:30 A.M. (HST)

MINUTES

I. CALL MEETING TO ORDER / ROLL CALL INTRODUCTIONS

Chairperson Martin Hewitt called the meeting to order at 10:32 a.m. (HST). The following persons were in attendance:

Committee Members Present

Martin Hewitt	Chairperson
Milton Jantzen	Member
Kevin Ramage	Member

Guests Present

Jesse Arman
Karen Cornwell
Katherine Ivey

Management Present

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

Guest

Mike Fitzgerald	Auditor, Fitzgerald and Associates
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II. APPROVAL OF AGENDA

The agenda was approved as submitted.

III. APPROVAL OF MINUTES

An amended version of the refurbishment committee meeting minutes from September 25, 2017 was provided to the board.

The amended minutes were approved as submitted.

IV. CONTINUING BUSINESS

Bathroom Modernization Project

Martin Hewitt reviewed the bids for the project. There had been some difficulty in obtaining bids for various reasons.

The preferred proposal would increase the number of model units to five thus representing the five bathroom configurations on site. The proposal is from a project manager who would organize the entire project, including providing various bids from contractors, handling of permitting, staging, order of work etc.

The committee discussed if kitchen remodels should be included in the project as well. The committee will explore if this would be financially viable and how much it might save the association.

V. NEW BUSINESS

2018 Reserve Projects

Martin Hewitt commented on the bedroom, living room and the new couches; Mr. Hewitt stated they looked great and were quite comfortable. He further noted the fitness room looked great.

Suzie Moore stated she wished to speak with vendors at the upcoming managers' conference to learn of any new products, but did present a wooden product to replace the curtains. Curtains need to be replaced about every seven years while the wooden option lasts fifteen years or more. The wooden curtains would cost about twice the price but would last about twice as long.

Milton Jantzen asked about several items under AOA reserves for 2018; Suzie Moore addressed them, explaining various line items and what work they represented onsite.

Living Room Case Goods

Suzie Moore spoke with the committee about Biscayne, stating they had been easy to work with on the dining room furniture. She further noted they had gone above and beyond in resolving any issue that had come up during the dining room refurbishing

Although the Biscayne quote for the living room goods was about \$1500 over budget, Ms. Moore highly recommended them.

The committee would recommend using Biscayne for the living room case goods.

B Unit Flooring

The committee discussed the urgency of the B unit flooring replacement. Suzie Moore presented two different options for the committee to consider.

The committee will recommend placing this item on the September agenda after Ms. Moore collects more information

VI. ADJOURNMENT

The meeting adjourned at 11:59 a.m. (HST).

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