

We just completed another successful annual Homeowners Association meeting, which was well attended. Thanks to all who remembered to submit your proxies, assuring that we had a quorum. The election of Board members resulted in the addition of three new members, Brenda Lane, Janelle Tryggestad and Wendell Iverson. Past members, secretary Mark Lane, Erik Engdahl and Dr. Winterscheid were thanked for their many years of service. As we approach our 37th year we can be very thankful to all who gave of their time to serve as directors of our Homeowners Association.

The sidewalk is finally complete and really enhances our complex. Kudos to Chair, Donna Desmond and her aesthetics committee, for the many hours spent assuring the beauty of our grounds. They never looked better.

We are so fortunate to have the dynamic duo of Pete and Catrina so devoted to Hale Kamaole. It is a 24/7 task, especially as the complex ages.

Treasurer, Bruce Gebhardt continues to spend many hours managing our finances and his accurate budget forecasts are to be admired. We are in good hands. Please read his report, especially the projected major expenditure of our roof replacement, which is planned and will be covered by our reserves.

I will repeat some elements of other reports to highlight their importance. We have adopted chapter 514B of Hawaiian Statutes for Condominium Property Regimes. A key element clarifies a long disputed item covering the responsibility in case of damage to adjacent units. The new rule will make the person responsible for damage to another unit cover the Associations deductible costs. It is very important that you contact your insurance agent to assure you have sufficient coverage.

Although we have continuously reminded homeowners there are still those who choose to contract out for work without first checking with Pete. We simply want you and the proposed contractors to make yourselves available to the experience gained on similar work, therefore preventing expensive rework problems. Additionally inform your tenants not to disarm the smoke and water leak detectors.

After careful review we have issued new House Rules. There are only a few minor modifications as we wish to maintain our friendly reputation. Please post the rules in your units and where possible alert your tenants to read and comply with them. We are lucky to have only a few who need reminding.

At our annual meeting it is always rewarding to hear how many homeowners have or are planning upgrades. This is so important as Hale Kamaole ages.

Again, thanks to a very dedicated Board and caring homeowners for making Hale Kamaole such a great place to live and spend a vacation.