

**Mauna Lani Resort Association
Minutes of the Annual Meeting
June 23, 2021**

Directors/ Officers

Present: Tom Leeper (D/P), David Gross (D/S/T), Al Pinn (D), Sanjiv Hulugalle (D/VP)

Excused: Charles Head (D)

**Residential
Subassociation
Representatives:**

Chase Bushor, *Ke Kailani*
Patty Carvalho, *The Cape, Champion Ridge, The Estates at Mauna Lani, Laule'a*
Paul Casellini, *Champion Ridge*
Ken Colucci, *Golf Villas at Mauna Lani*
Nate Goore, *Mauna Lani Point*
Sanjiv Hulugalle, *Sites M1, M2, M3 & T*
Gregory Keller, *Palm Villas at Mauna Lani*
Guy Kurtz, *The Villages at Mauna Lani*
Reginald Lewis, *Golf Villas at Mauna Lani*
Stephanie Maben, *Kulalani*
Stu Miller, *Ke Kailani*
Rick Oliver, *Nohea at Mauna Lani*
Flynt Payne, *The Estates at Mauna Lani*
Lex Pinson, *Mauna Lani Terrace*
Peter Rice, *The Villages at Mauna Lani*
Sam Rohlf, *The Fairways at Mauna Lani*
Jeff Seifert, *KaMilo at Mauna Lani*
John Uhley, *Palm Villas at Mauna Lani*

Residential

Director: David Gross, *The Villages at Mauna Lani*
Alan Pinn, *49 Black Sand Beach*

**Commercial
Representatives:**

Mitchell Green, *The Shops at Mauna Lani*
Sanjiv Hulugalle, *DHL Mahi Opco, LLC & DHL Mahi Propco, LLC*

Hotel

Representatives: Tom Leeper, *Fairmont Orchid, Hawaii*
Sanjiv Hulugalle, *Mauna Lani, Auberge Resorts Collection*
Tom Leeper, *Fairmont Orchid, Hawaii*

**Management
& Staff:**

Sandra Patton, *MLRA Executive Director, Resort Association Partners, LLC*
Lani Morris, *Resort Association Partners, LLC*
Madelene Robinson, *Resort Association Partners, LLC*
Kathleen Leahy, *Resort Association Partners, LLC*

Laurel Erickson, *Resort Association Partners, LLC*
 Hannah Adona, *NAH Security Services, Inc.*
 Sherwin Gasmen, *Fiscal Manager, Hawaiiana Management Co.* (Excused)

CALL TO ORDER

Tom Leeper, President of the Mauna Lani Resort Association (MLRA), called the meeting to order at 10:46 a.m. and noted that with **80.42%** of the membership represented, a quorum was established. Proof of Notice of Meeting was thereby accepted.

President Leeper noted for the record that, pursuant to the Governing Documents of the MLRA, participation in this meeting is limited to: two (2) Officers of each Residential Subassociation and two (2) Representatives of each Hotel and Commercial Entity.

Executive Director Sandra Patton explained the Covid-19 protocols in place for the conduct of this meeting. Meeting attendees were asked to introduce themselves and to identify the residential subassociation, hotel or commercial entity that they represent.

MINUTES

The Minutes of the 2020 Annual Meeting were reviewed:

Motion: Ken Colucci

Second: Lex Pinson

That the Minutes of the December 22, 2020 Annual Meeting be approved as written.

Motion carried by unanimous “aye” vote.

REPORT OF OFFICERS

Treasurer’s Report

The Treasurer’s Report was distributed to all meeting attendees in advance of the meeting and printed copies were also provided at the meeting. Treasurer Gross and Management responded to queries regarding the Association’s financial position as of December 31, 2020. A copy of the Treasurer’s Report is attached and made a part of these Minutes. Executive Director Sandra Patton noted that a copy of the Reserve Study would be emailed to all delegates present.

President’s Report

The President’s Report was distributed to all meeting attendees in advance of the meeting and printed copies were also provided at the meeting. A copy of the President’s Report is attached herewith and made a part of these Minutes. Executive Director Sandra Patton responded to queries regarding Aina Lea.

Committee Reports

Director David Gross, Chairman of the ad hoc Traffic Calming & Roadway Safety Committee (the “TCRSC”), presented a status report regarding the activities and actions taken by the TCRSC.

- Comments and queries regarding the traffic calming and roadway safety measures undertaken, to date;
- Recommendation that the MLRA consider installing speed bumps and/or speed tables;
- Comments and queries regarding the increased usage of golf carts and age requirements, safety measures undertaken, to date;

MEMBER FORUM

There being no objections, the meeting agenda was taken out of order to allow for the **Member Forum** to take place at this time. The following topics were introduced and discussed by the meeting delegates:

- Comments and queries regarding the gate to Mauna Lani Sea Adventures and measures being undertaken to remediate, to date;
- Comments regarding early morning mowing of golf course;
- Comments and queries regarding the Hele On bus stop for employees, and possible solutions;
- Comments and queries regarding flexibility to change Association Rules;

The Board will discuss the various recommendations and comments raised during the Member Forum and will take action, as deemed appropriate.

ELECTIONS

Executive Director Patton explained the two (2) elections taking place at the meeting:

- **One (1) Residential Director** to be elected solely by the vote of the Residential Owners to serve until the Annual Meeting after December 31, 2023. There was one (1) known candidate for this Residential Director seat: **Mr. Alan Pinn of 49 Black Sand Beach**, and four (4) write-in candidates, **Mr. David Gross of Villages at Mauna Lani**, **Mr. Reggie Lewis of Golf Villas at Mauna Lani**, **Ms. Lei-Lei Towry of Kulalani**, and **Mr. Roy Simperman of The Cape at Mauna Lani**.
- **One (1) Commercial Representative Director** to be elected solely by vote of the Commercial Owners to serve a full term until the Annual Meeting after December 31, 2023. There is one (1) known candidate for this Commercial Representative Director seat: **Mr. Charles Head of Fairmont Orchid, Hawaii**.

The following nominations were duly made and seconded:

That Messrs. Alan Pinn, David Gross, Reggie Lewis, Roy Simperman and Ms. Lei-Lei Towry be placed on the Ballot for election of a Residential Representative Director to serve until the 2024 Annual Meeting.

Motion: Sam Rohlfs **Second:** Ken Colucci

That Mr. Charles Head be placed on the Ballot for election of a Commercial Representative Director to serve until the 2024 Annual Meeting.

Motion: Mitch Green **Second:** Sanjiv Hulugalle

President Leeper called for nominations from the floor for each seat; there being none, nominations for the MLRA Board of Directors were closed.

Voting procedures were explained and members agreed to temporarily recess the meeting at 11:45 a.m. to permit the ballots for all elected positions to be tallied and certified by the Election Tellers. At 11:56 a.m. President Leeper reconvened the meeting and results of the elections were announced, as follows:

Election of one (1) Residential Representative Director – It was announced that candidate Alan Pinn has been elected by 361 votes to serve as a Residential Representative Director until the Annual Meeting held after December 31, 2023 or until a successor director is appointed or elected.

Election of one (1) Commercial Representative Director – It was announced that candidate Charles Head has been elected by 1132 votes to serve as a Commercial Director until the Annual Meeting held after December 31, 2023 or until a successor director is appointed or elected.

NEW BUSINESS

No issues of New Business were introduced by meeting attendees.

ADJOURNMENT

Motion: Ken Colucci Second: Peter Rice

There being no further business, the meeting be adjourned at 11:58 a.m.

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