

**Mauna Lani Resort Association  
Board of Directors Meeting  
October 11, 2019**

**Voting Directors Present:** Tom Leeper (**P/D**) Umang Gupta (**D**), Kelley Cosgrove (**D**), David Gross (**D/S**)

**Voting Director Absent:** Patrick Fitzgerald (**D/VP**)

**Officers Absent:** Madelene Robinson (**T/pro tem**)

**Resort Assn Partners:** Sandie Patton, Lani Morris, Laurel Erickson

**Guests:** Georjean Adams, *Mauna Lani Point*  
Robert Gerard, *Villages at Mauna Lani*  
Alan Pinn, *49 Black Sand Beach*

**I. Call to Order**

Tom Leeper, President of the Mauna Lani Resort Association (MLRA) called the meeting to order at 10:14am and noted a quorum was established as a majority of Directors were present.

President Leeper asked guests in attendance to introduce themselves. Guests were respectfully requested to kindly hold any comments and/or questions until the Members Forum portion of the meeting.

**II. Approval of Minutes of the Previous Meeting**

*Motion Unanimously Approved:*

*That the record of actions taken during the August 19, 2019 Special Meeting/Executive Session of the Board of Directors be approved, as written.*

**Motion:** Umang Gupta

**Second:** Kelley Cosgrove

**III. Financial Report**

Preliminary Financial Statements for the month ending and YTD 08/31/2019 were reviewed by the Board. Sandie Patton reported on the current delinquency report dated 08/20/2019, noting that there are no significant assessment delinquencies from the Board's anticipated collection of assessments at this time. Ms. Patton reported that, in preparation for the upcoming forecast and budget presentation, she and Treasurer Robinson will be cleaning up the General Ledger and making all appropriate reclassifications. (The Board is calendared to review and approve the 2019 Forecast and 2020 Fiscal Budget at 10:00am on 11/11/2019.)

#### **IV. Unfinished Business**

- a. **Update from ad hoc Traffic Safety & Roadway Committee Chairman, David Gross** – A report summarizing the current progress of the Committee’s activities was provided to the Board. The Board was in general agreement with regard to the Committee’s current direction and plans for first phase implementation measures.
- b. **Update from ad hoc Beach Club Committee Chairman, Umang Gupta** – A report summarizing the current progress of the Committee’s activities was provided to the Board. Director Cosgrove recommended that, with regard to any proposal for the renovation of the Beach Club restaurant building or for the possible construction of new public restroom facilities, the Committee should first primarily focus on SMA and Building permitting approvals and timing before expending funds on any further development of architectural plans. Director Cosgrove further recommended that a professional kitchen designer be retained in order to ensure optimum use of space and equipment in relation to any proposed kitchen expansion. (Director Cosgrove will provide Ms. Patton with contact information for a previous designer retained by the Fairmont Orchid Hawaii.) Issues regarding potential legal/contractual issues were referred to Executive Session of the Board.
- c. **Update regarding Town of Aina Lea Development** – Ms. Patton reported regarding current activities with regard to the Aina Lea development, including a recent “public talk story” event that was hosted by the developer at the Marriott Waikoloa Beach Resort. Further discussion of legal counsel’s opinion was referred to Executive Session of the Board

#### **V. New Business**

##### **a. Other Management Reports**

- i. **Update Regarding Unbudgeted Emergency Repairs/Replacements** – Ms. Patton presented the Board with a proposal for an unbudgeted repair/rehab of the refrigeration, freezer and chiller equipment at the Beach Club restaurant which was duly approved by the Board.
- ii. **Beach Club Re-Roofing Project (Acceleration of Planned 2020 Project)** – the Board approved the acceleration of the planned replacement of the Beach Club roof to 2019, provided that the work can be completed prior to the Festive Season, which may not be possible.
- iii. **Member Concerns Regarding New Helicopter Operations on Ho’ohana Street** -- Ms. Patton reported regarding member concerns with regard to new helicopter operations resulting from the lease of the former Pan Pacific Warehouse property on Ho’ohana Street by DHL Mahi Propco to Paradise Helicopters. MLRA has referred this matter to its legal counsel, Randy Vitousek, Esq. for an opinion.
- iv. **Status of Feral Goat Control** – Ms. Patton reported regarding the current statistics of goats relocated by Kilohana Services, to date.

**b. Membership Forum** – Members in attendance offered comments regarding: the need for MLRA to continue monitoring the activities of the Aina Lea project developer; residential owner concerns regarding potential negative impacts resulting from increased helicopter activities upon opening of the Auberge Hotel; queries regarding proposed roadway striping and traffic safety signage; and, support for the renovation/expansion of the Beach Club restaurant.

##### **c. Upcoming Meeting Date(s)**

The following future meeting dates were confirmed by Board:

**10:00 a.m. on November 11, 2019 – 2020 Fiscal Budget Approval Meeting**

**10:30 a.m. on May 31, 2020 – Annual Meeting of the MLRA**

## **VI. Adjournment**

*Upon a motion duly made and seconded, there being no further business, the meeting adjourned at 11:32am*

**Motion: Kelley Cosgrove**

**Second: David Gross**

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**[Immediately following the Board Meeting, Directors convened in Executive Session to discuss legal issues related to matters as noted above in the Minutes of the Regular Meeting of the Board. Executive Session concluded at 12:40pm.]**