

Honu Alahele Board Meeting Notes

March 1, 2026, 1:30-3:00 p.m.

Attendees: Robyn Delapinia, Elaine Roe, John Schroeder, Greg Spencer, Greg Gabriel

Scribe: Greg Gabriel

1. BOD Goals & Objectives
 - 1.1.Easier, faster communication between Board, Homeowners and Residents
 - 1.2.Attractive, Friendly, Safe Honu Alahele neighborhood
2. Binder updates for directors
 - 2.1.Binders (HOA documents for reference) and Roberts Rules of Order provided to Elaine and Robyn
 - 2.2.Updated documents for Tabs 12, 13, 14, 16 & 17 provided to John and Greg S
3. Financials
 - 3.1.John gave everyone copies of 2026 budget compared to 2025 actuals (slides presented at annual HOA meeting 2/23/2026)
 - 3.2.Herman emailed January 2026 financials to John, Katie, Greg S and Greg G on 2/23/2026. By the third week of each month, monthly financial statements for the preceding month are emailed to Board members from Hawaiiana (Herman).
 - 3.2.1.**ACTION:** Greg G will forward the January 2026 financials to Elaine and Robyn.
4. Website planning
 - 4.1.Elaine's primary role as board member is to get our website up and running.
 - 4.2.**ACTION:** Greg G will meet with Elaine on 3/2/2026 @ 4:30 to share info on potential web designers and plan next steps.
 - 4.3.Greg G apologizes to Elaine for triggering temporary cardiac arrest when handing her a binder labelled "SECRETARY," suggesting that the onus was upon her to shoulder the full load of secretary's responsibilities as set forth in §7.7 of the By-Laws. Not so. Greg G will shoulder those chores so that Elaine can focus on website matters.
5. Architectural/design review for P2-12 (23 Honuhula St.)
 - 5.1.**ACTION:** Greg S is appointed to act as Design Committee (§9.1 of By-Laws) to oversee the review and approval process for new construction applied for on 2/15/2026 by homeowner Marck Daoang, Lot No. P2-12, 23 Honuhula St.
6. Short-term rentals
 - 6.1.We discussed John Schroeder's concern that certain HOA homeowners may be engaging in short-term rental activity. A majority of the board deemed that screenshot evidence captured by John was not conclusive proof of short-term rental activity. In addition, a verbal inquiry about the matter several days ago to the homeowners in question by Greg G revealed that they had been thinking about making their ohana available to traveling nurses. Greg reminded the homeowners that our CC&R's don't allow a rental term of less than 180 days. We will continue to monitor the situation.
7. Utility vaults - need repair
 - 7.1.**ACTION:** John will find out who "owns" responsibility for repairing hazardous sidewalks caused by disintegration of utility vault covers.
8. Feral chickens/pigeons

- 8.1. **ACTION:** Robyn will look into ways to control the feeding of feral chickens at the county level and neighborhood level.
- 9. Park gate code
 - 9.1. **ACTION:** Greg G will find out what it will take to change the code for the park gate locks.
- 10. Old Corp update
 - 10.1. Greg S reported that Old Corp, with assistance from Hawaiiiana, is planning to convene a meeting of Old Corp homeowners (40+) to officially elect Old Corp trustees.
 - 10.2. Greg S emphasized the importance of making sure that Hawaiiiana's obligations with regard to dissolving Old Corp as set forth in the Memorandum of Understanding between Honu Alahele Homeowners Association and Hawaiiiana Management Company Ltd, dated June 4, 2018, and tied to the Property Management and Agency Agreement between Honu Alahele Homeowners Association and Hawaiiiana Management Company Ltd, dated April 11, 2017, are still in effect as we transition to a updated property management and agency agreement with Hawaiiiana. [The documents referred to above are behind Tab 12 of your HOA binder.]
- 11. BOD meetings - homeowner notification thereof
 - 11.1. Greg S asked if we, the Board, are required by our By-Laws or by Chapter 421J of Hawaii Revised Statutes (HRS)* to notify homeowners of upcoming BOD meetings. Our By-Laws (§6.4) state that "All meetings of the Board of Directors shall be open to all members of the Association...." Section 421J-5 of the HRS states that "All meetings of the board of directors, other than executive sessions, shall be open to all members to provide input on the matters being discussed." Neither the By-Laws nor Chapter 421J mentions that homeowners need to be notified of upcoming BOD meetings. However, we can easily do this once we have a functioning website with, for example, an "events" or "calendar" page.
- 12. Annual HOA meeting follow-up letter
 - 12.1. **ACTION:** Greg G will draft a follow-up letter to be mailed to all homeowners with a summary of the annual HOA meeting held on 2/23/2026. The mailing will include a form requesting homeowners to provide email addresses and phone numbers by return mail.

*I will send an email to all board members with a link to Chapter 421J (Planned Community Associations) of the Hawaii Revised Statutes.