

**Kihei Commercial Roadways Association
Annual Meeting – March 16, 2022
Electronic Meeting Via Zoom**

1. CALL TO ORDER

President/Chair Jared Gordon (Unit B) called the meeting to order at 10:08 a.m. HST. Debbie Anthony, JS Property Management, Inc. (JSPMI) was Recording Secretary for the meeting. A quorum was established with 50.319% of owners present in person or by proxy. Also present was Peter Cheng (Lot 1B6), Jennifer Barr (Lot 1B4) and Lee Monroe (Lot 1B2/1B3).

2. ELECTRONIC MEETING RULES

The Electronic Meeting Rules for Annual Meetings were adopted by the Board of Directors.

3. CERTIFICATION OF MAILING OF NOTICE

Notice of this Annual Meeting was sent to all owners on February 24, 2022 in accordance with Article 2, Section 2.5 of the Kihei Commercial Roadways Association's Bylaws.

4. APPROVAL OF MEETING MINUTES

MOTION: Peter Cheng moved to approve the March 18, 2021 Annual Meeting Minutes as written and Jennifer Barr seconded. The motion passed by unanimous consent.

5. REPORTS OF OFFICERS

President's Report - Deferred

Peter Cheng presented the Treasurer's Report for year ended December 31, 2021.

6. OLD BUSINESS

Kahakulani Street Parking Update – Although No Parking from 9:00 p.m. to 6:00 a.m. and towing signs were installed on 2020 Kahakulani Place, Manao Kala Street and a portion of Huku Lii Street, there are still parking issues and periodic complaints. Per the last annual meeting, an engineering firm was selected and has prepared a parking layout plan which the Board approved. It was determined that only a portion of Kahakulani is wide enough to accommodate an estimated maximum of 52 parallel parking spaces. JSPMI obtained 3 bids for parking space striping, restriping speed bumps, and painting curbs red by the fire hydrants. The Board will review the proposals after this meeting and select a contractor.

7. NEW BUSINESS

Tax Resolution

"RESOLVED that the amount by which members' assessments as of December 31, 2021, exceed the total expenses of the Kihei Commercial Roadways Association for the purpose of managing, operating, maintaining and replacing the common elements of the property, shall be applied against the 2022 operating expenses. "

MOTION: Peter Cheng moved to adopt the Tax Rollover Resolution and Lee Monroe seconded. The motion passed by unanimous consent.

2021 Audit – The 2021 audit of the financial statements was completed and approved by the Board. In the auditor's opinion, the financial statements presented fairly, in all material respects,

the financial position of the Kihei Commercial Roadways Association as of December 31, 2021, and the results of its operations and its cash flows for the year then ended in accordance with the Financial Reporting Framework for Small and Medium Sized Entities. Copies of the 2021 audit will be e-mailed to owners upon request.

8. **ELECTION OF DIRECTORS** - Nominations and election was conducted for two, 2-yr. terms. The result was Jared Gordon and Peter Cheng.

MOTION: Peter Cheng moved to reelect the same 2 members to the Board and keep the same slate of directors for the upcoming year and Lee Monroe seconded. The motion passed by unanimous consent.

9. **NEXT ANNUAL MEETING**

The 2023 Annual Owners meeting will tentatively be held in March 2023 on a date to be set by the Board of Directors.

10. **ADJOURNMENT**

MOTION: Peter Cheng moved to adjourn, and Lee Monroe seconded. The motion passed by unanimous consent.

The meeting adjourned at 10:16 a.m. HST.

Debbie Anthony, Recording Secretary
Property Manager for Kihei Commercial Roadways Association
Kathryn K. Sherman – JS Property Management, Inc. – Transcription Secretary