

**CONDOMINIUM REVIEW COMMITTEE**  
Real Estate Commission  
Professional and Vocational Licensing Division  
Department of Commerce and Consumer Affairs  
State of Hawaii  
[www.hawaii.gov/hirec](http://www.hawaii.gov/hirec)

MINUTES OF MEETING

The agenda for this meeting was filed with the Office of the Lieutenant Governor as required by Section 92-7(b), Hawaii Revised Statutes.

Date: August 11, 2005

Time: Upon adjournment of the Education Review Committee meeting which follows the Laws and Rules Review Committee meeting scheduled to convene at 9:00 a.m.

Place: Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, First Floor  
Honolulu, Hawaii

Present: Stanley Kuriyama, Chair, Broker / Honolulu Commissioner  
Michele Sunahara Loudermilk, Vice Chair, Public / Honolulu Commissioner  
Trudy Nishihara, Broker / Honolulu Commissioner  
Iris Okawa, Public / Honolulu Commissioner  
Vern Yamanaka, Broker / Hilo Commissioner

Calvin Kimura, Supervising Executive Officer  
Neil Fujitani, Executive Officer  
Cynthia Yee, Senior Condominium Specialist  
Cheryl Leong, Condominium Specialist  
David Grupen, Condominium Specialist  
Diane Choy Fujimura, Senior Real Estate Specialist  
Lorene Kimura, Real Estate Specialist  
Ryan Yamashiro, Real Estate Specialist  
Shari Wong, Deputy Attorney General  
Tammy Norton, Recording Secretary

Others: none

Absent: Louis Abrams, Broker / Kauai Commissioner  
Carol Mae Ball, Broker / Maui Commissioner  
Kathleen Kagawa, Broker / Honolulu Commissioner

Call to Order: Chair Kuriyama called the meeting to order at 10:13 a.m., at which time quorum was established.

Chair's Report: Chair Kuriyama reported that both he and Vice Chair Loudermilk met with staff to review the condominium process and go over the committee's program of work. A report on this matter will be provided at appropriate points in the meeting.

Condominium Specialist's Report: **Additional Distribution**  
The following materials were distributed prior to the start of the meeting:

6. Program of Work, FY06
  - c. Hawaii Condominium Bulletin
  - h. Legislative Acts and Resolutions – HRS Chapter 514A
  - i. Interactive Participation with Organizations
9. Budget and Finance Report

Minutes:

### **Minutes of the July 13, 2005 CRC Meeting**

Chair Kuriyama noted that on page 5, paragraph 4 of the draft minutes, "single"-family dwellings should be changed to "multi"-family dwellings, staff to verify the information with Act 157 (SLH 2005) prior to making any changes.

Chair Kuriyama also noted that page 6, paragraph 1 of the draft minutes, for clarification purposes should state ...for applicability **to solar panel agreements**.

Chair Kuriyama further noted that on page 6, paragraph 2, the Chair's recusal due to a conflict of interest should specifically note "Wailea Ekahi condominium project and Wailea Community Association."

Upon a motion by Commissioner Yamanaka, seconded by Commissioner Nishihara, it was voted on and unanimously carried to accept the minutes of the July 13, 2005 Condominium Review Committee meeting with amendments to the draft as noted incorporated.

Condominium  
Governance and  
Management:

### **AOAO Registrations**

Specialist Grupen reported that as of July 31, 2005, 1,271 AOAOs have successfully registered for the 2005-2007 biennium. 1,427 applications have been received as of July 31, 2005.

Upon a motion by Commissioner Okawa, seconded by Commissioner Loudermilk, it was voted on and unanimously carried to recommend approval to ratify issuance of effective registration dates for Association of Apartment Owners through July 31, 2005 for the 2005-2007 registration. The associations are as follows:

1001 WILDER	7/1/2005	1011 PROSPECT	7/1/2005
1134 KINAU	7/1/2005	1350 ALA MOANA	7/1/2005
1425 PUNAHOU	7/1/2005	1448 YOUNG ST	7/1/2005
1450 YOUNG STREET	7/1/2005	1516 NEHOA	7/1/2005
1616 LIHOLIHO	7/1/2005	2018 FERN	7/1/2005
250 OHUA	7/1/2005	270 ULULANI CONDO APT BLDG	7/1/2005
3019 KALAKAUA AVENUE	7/1/2005	40 MOHALA PLACE	7/1/2005
441 LEWERS	7/1/2005	465 KAPAHULU	7/1/2005
58 MOHALA	7/1/2005	965 PROSPECT	7/1/2005
AIKAHI GARDENS	7/1/2005	ALA WAI EAST	7/1/2005
ALA WAI PLAZA INC	7/1/2005	ALA WAI PLAZA SKYRISE	7/1/2005
ALA WAI TERRACE	7/1/2005	ALA WAILANI	7/1/2005
ALAKEA CORPORATE TOWER	7/1/2005	ALEO HALE	7/1/2005
ALEXANDER GARDENS	7/1/2005	ALEXANDER THE	7/1/2005
ALIHI LANI	7/1/2005	ALII KAI II HANAIEI	7/1/2005
ALOHALANI-TROPICANA	7/1/2005	ANAPUNI TERRACE	7/1/2005
BALI HAI VILLAS	7/1/2005	BANYAN GARDENS	7/1/2005
BAY VISTA APARTMENTS	7/1/2005	BEL-AIRE THE	7/1/2005
BELVEDERE THE	7/1/2005	BERETANIA/PENSACOLA COMM & APT	7/1/2005

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BISHOP GARDENS	7/1/2005	BISHOP MANOR	7/1/2005
BOULEVARD TOWER	7/1/2005	CANNERY ROW	7/1/2005
CAPTAIN COOK VILLAGE I	7/1/2005	CASA DE EMDEKO	7/1/2005
CENTRAL/HALAWA IND BLDG	7/1/2005	CHATEAU WAIKIKI	7/1/2005
CLIFF VIEW TERRACE	7/1/2005	COCO COURT	7/1/2005
COLLEGE GARDENS	7/1/2005	COTY TOWER	
COUNTRY CLUB VILLAGE PH 2 BLDG 4	7/1/2005	COUNTRY CLUB VILLAS	7/11/2005
COURTYARDS AT PUNAHOU THE	7/1/2005	CRATER VALLEY	7/1/2005
DIAMOND HEAD LANDING	7/1/2005	DIAMOND HEAD TERRACE	7/1/2005
DOMINIS WEST	7/1/2005	DORI APARTMENTS	7/1/2005
EDEN AT HAIKU WOODS	7/1/2005	ELMS THE	7/1/2005
ESPLANADE THE	7/1/2005	FAIRWAY VILLAS AT WAIKOLOA BEACH	7/1/2005
FOSTER TOWER	7/1/2005	GARDEN GROVES	7/1/2005
GARDENIA MANOR	7/1/2005	HAIKU POINT	7/1/2005
HALAULANI CONDOMINIUM	7/1/2005	HALE ANAOLE APARTMENTS	7/1/2005
HALE HANA	7/1/2005	HALE KAA NAPALI	7/1/2005
HALE KAHANALU	7/1/2005	HALE KAHEKA	7/1/2005
HALE KONA KAI	7/11/2005	HALE LUANA	7/1/2005
HALE MOANI INC	7/1/2005	HALE OLA	7/1/2005
HALE POKI	7/1/2005	HALE PUA LE	7/1/2005
HALE WALINA	7/1/2005	HALEAKALA GARDENS	7/1/2005
HANA LEI COLONY RESORT	7/1/2005	HARBOR COURT	7/1/2005
HAWAIIAN MONARCH	7/1/2005	HIKINO	7/1/2005
HOKULANI IN KAILUA	7/1/2005	HOKULOA	7/1/2005
HOLIDAY LAKEVIEW	7/1/2005	HONALO PLAZA	7/11/2005
HONUAKAHA	7/11/2005	HOYOCHI NIKKO	7/1/2005
ILIMA APARTMENTS	7/1/2005	KA HALE MOI	7/1/2005
KAA NAPALI SHORES	7/1/2005	KAHALA TOWERS	7/1/2005
KAHALUU BAY VILLAS	7/1/2005	KAHANA SUNSET	7/1/2005
KAHULUI IKENA	7/1/2005	KAI LANI	7/1/2005
KAI NANI	7/1/2005	KAILUA VILLAGE	7/11/2005
KAIMALA MARINA	7/1/2005	KAIMUKI JADE THE	7/1/2005
KAINUI ESTATES	7/1/2005	KALAMAKU'U	7/1/2005
KALANIKAI	7/1/2005	KALELE KAI	7/1/2005
KALEPA BUSINESS CENTER	7/1/2005	KAMA AINA HALE	7/1/2005
KANOELANI APARTMENTS	7/1/2005	KAOPA PARK PLACE	7/1/2005
KAPAA SHORE	7/1/2005	KAPAHULU VISTA APARTMENTS	7/1/2005
KAUAI INN	7/1/2005	KAUAIANA	7/1/2005
KEALA PLANTATION ESTATES	7/1/2005	KEAUHOU AKAHI	7/11/2005
KEAUHOU KAI	7/1/2005	KEAWAKAPU	7/1/2005
KEMOO BY THE LAKE	7/1/2005	KEWALO GARDENS	7/1/2005
KIHEI COVE	7/1/2005	KING MANOR	7/1/2005
KO OLINA FAIRWAYS	7/1/2005	KOKO ISLE	7/1/2005
KON TIKI 'ANO HOU	7/1/2005	KONA BALI KAI	7/1/2005
KONA COFFEE VILLAS	7/11/2005	KONA KAI	7/1/2005
KONA POLYNESIA HOMEOWNERS ASSN	7/1/2005	KONA RIVIERA VILLA	7/1/2005
KONA WEST	7/1/2005	KONANE KAI	7/1/2005
KOOLAU VISTA	7/1/2005	KUHALE KAPAHULU	7/1/2005
KULEANA STREAMSIDE	7/1/2005	LAKE VIEW ROYAL INC	7/1/2005
LAKESIDE HOLIDAY	7/1/2005	LAKEWOOD	7/1/2005
LALEA AT HAWAII KAI	7/1/2005	LAULOA MAALAEA	7/1/2005
LEHUA HALE	7/1/2005	LIHOLANI GOLF VILLAS	7/1/2005
LIHUE TOWNHOUSE	7/1/2005	LILIUOKALANI GDNS AT WAIKIKI	7/1/2005
LUALUALEI- I	7/1/2005	LUKEPANE GARDENS	7/1/2005
LUKEPANE HALE	7/1/2005	LUNA-LIHO TOWERS	7/1/2005
LUSITANA HALE	7/1/2005	MAHI KO AT WAIKELE	7/1/2005
MAKAHA VILLAGE	7/8/2005	MAKENA SURF	7/1/2005
MAKIKI PALMS	7/1/2005	MALUHIA KAI	7/1/2005
MANOA HILLSIDE ESTATES	7/1/2005	MANUALOHA I	7/1/2005
MAUI BANYAN	7/1/2005	MAUI ELDORADO	7/1/2005
MAUI HILL	7/1/2005	MILLER TERRACE	7/1/2005
MOKULEIA SANDS	7/1/2005	MOLOKAI SHORES	7/1/2005
MOUNTAINVIEW TERRACE	7/1/2005	NALANUI HALE	7/1/2005
NANI KAI HALE	7/1/2005	NIUMALU GARDENS	7/1/2005

7/1/2005

NUUANU PALMS	7/1/2005	NUUANU STREAMSIDE CONDO	7/1/2005
NUUANU STREAMSIDE PHASE II	7/1/2005	NUUANU TOWERS	7/1/2005
OHANA KEWALO	7/1/2005	OLD MILL CAMP	7/1/2005
OTA CAMP	7/1/2005	PACIFIC HEIGHTS PARK PLACE	7/1/2005
PACIFIC MONARCH	7/1/2005	PACIFIC VILLAGE	7/1/2005
PACIFIC VILLAGE ANNEX	7/1/2005	PALEHUA TOWNHOUSES	7/1/2005
PALEHUA VILLAS	7/1/2005	PALM VILLAS	7/1/2005
PANILOLO CLUB	7/11/2005	PANILOLO HALE	7/1/2005
PAPAKEA	7/1/2005	PARK SURF	7/1/2005
PEARL KAI TERRACE	7/1/2005	PEARL MANOR APARTMENTS	7/1/2005
PIKAKE MANOR	7/1/2005	PINES AT KAILUA-KONA II THE	7/1/2005
PLUMERIA HALE	7/1/2005	POIPU MAKAI	7/1/2005
POIPU PALMS	7/1/2005	PRINCE KUHIO	7/1/2005
PRINCESS LEILANI	7/1/2005	PUAKO BEACH APARTMENTS	7/11/2005
PUALANI TERRACE - COMMERCIAL	7/1/2005	PUKALANI FAIRWAY ESTATES	7/1/2005
PUNAHOU VISTA APARTMENTS	7/1/2005	PUNAHOU WILDER CONDO	7/1/2005
PUUEO VILLA	7/1/2005	PUUIKI BEACH APARTMENTS	7/1/2005
PUUONE TERRACE	7/1/2005	PUUONE TOWERS AND PLAZA	7/1/2005
REGENCY AT POIPU KAI THE	7/1/2005	ROYAL KAHANA	7/1/2005
ROYAL KAILUAN THE	7/11/2005	SHORES@WAIKOLOA BCH RSRT	7/1/2005
SOHO'S BLUFF	7/1/2005	SUNSET BEACH VISTA	7/1/2005
TAMARACK PINES	7/11/2005	TERRACE APARTMENTS	7/1/2005
TOWN HOUSE THE	7/1/2005	TROPICANA MANOR-MOANALUA	
UNIVERSITY TOWERS	7/1/2005	URAKU TOWER HAWAII	7/1/2005
VILLA ON EATON SQUARE THE	7/1/2005	VILLAGE MALUHIA THE	7/1/2005
VILLAGE MANOR	7/1/2005	WAIAU GARDENS KAI UNIT A	7/1/2005
WAIAU GARDENS KAI UNIT G-II	7/1/2005	WAIKIKI BEACH TOWER	7/1/2005
WAIKIKI PARKWAY APARTMENTS	7/1/2005	WAIKIKI SUNSET	7/1/2005
WAIKOLOA COLONY VILLAS	7/1/2005	WAIKOLOA FAIRWAYS	7/11/2005
WAIKOLOA VILLAGE CONDOMINIUMS	7/11/2005	WAIKOLOA VILLAS	7/11/2005
WAILANA AT WAIKIKI THE	7/1/2005	WAILUKU MANOR	7/1/2005
WAIMEA BY THE SEA	7/1/2005	WAIPIO GARDENS APTS	7/1/2005
WAIPIULANI CONDOMINIUM	7/1/2005	WAVECREST RESORT INC	7/1/2005
WELLS STREET PROF CENTER	7/1/2005	WEST MOLOKAI RESORT CONDO	7/1/2005
WILDER HALE	7/1/2005	WILDER TERRACE	7/1/2005
WINDWARD PASSAGE THE	7/1/2005		

Total: 237

### Case Law Review Program

The following articles were distributed for informational purposes: "Hostile-Housing-Environment Claims Against Association and Manager Are Not Valid" – *CAI Lawreporter* April 2005; "Community Associations In Court" – *Community Association Management Insider* June 2005; and "Semiannual Index" - *Community Association Management Insider* July 2005.

### Condominium Related Articles

The following articles were distributed for informational purposes: "Legislative and Regulatory News" – *Common Ground* May June 2005; "Community Association Annual Meetings The Parliamentarian's 2004-2005 Recap," "CAI's '30 Year Old Buildings' a Big Draw," "Reasonable Enforcement," and "Changes to Bankruptcy Laws" *Hawaii Community Associations* June 2005; "New Bankruptcy Law Community Associations" *Community Association Management Insider* July 2005

**Condominium Project Registration - Public Reports Issued**

Commissioner Loudermilk recused herself from voting on CPR No. 4972, Na Hale at Pauoa Beach, due to a conflict of interest. Due to a lack of quorum to ratify that project, CPR No. 4972 to be ratified at the September 2005 CRC meeting. Upon a motion by Commissioner Okawa, seconded by Commissioner Nishihara, it was voted on and unanimously carried to recommend approval to ratify issuance of effective dates for developer's public reports for the month of July 2005 as follows:

Proj No	Project Name	Project Address	TMK #	Report	Date
5684	1009 & 1011 MAUNAWILI ROAD	1009 MAUNAWILI RD KAILUA HI 96734	(1)4-02-012:013	Final	07/19/05
5596	1022 9TH AVENUE	1022A & 1022B 9TH AVENUE HONOLULU HI 96816	(1)3-02-012:056	Suppl 1	07/11/05
5703	2652 WAOLANI	2652 WAOLANI AVE HONOLULU HI 96817	(1)1-08-025:030	Final	07/14/05
5306	45-570 & 45-572 AWANENE WAY	45-570 AWANENE WAY KANEHOE HI 96744	(1)4-05-076:024	Suppl 1	07/27/05
5681	4707 & 4709 AUKAI AVE	4707 AUKAI AVE HONOLULU HI 96816	(1)3-05-005:049	Final	07/29/05
5690	4849 LANI ROAD CONDOMINIUM	4849 LANI RD KAPAA HI 96746	(4)4-05-016:022	Final	07/01/05
5673	6611 KU'ONO ROAD CONDOMINIUM	6611 KU'ONO ROAD MOLOAA HI 96703	(4)4-09-014:001	Final	07/01/05
5700	84-1005 LAHAINA	84-1005 LAHAIAN ST WAIANAE HI 96792	(1)8-04-012:023	Final	07/15/05
5689	85-202/85-204 LUALUALAI HOMESTEAD RD	85-202 LUALUALAI HOMESTEAD RD WAIANAE HI 96792	(1)8-05-007:026	Final	07/20/05
5691	85-808 LIHUE STREET	85-808 LIHUE ST WAIANAE HI 96792	(1)8-05-012:066	Final	07/13/05
5692	85-810 LIHUE STREET	85-810 LIHUE ST WAIANAE HI 96792	(1)8-05-012:065	Final	07/13/05
5693	85-812 LIHUE STREET	85-812 LIHUE ST WAIANAE HI 96792	(1)8-05-012:046	Final	07/13/05
5532	ALA MOANA HOTEL CONDOMINIUM	410 ATKINSON DR HONOLULU HI 96814	(1)2-03-038:002	Final	07/07/05
1099	ALOHA SURF HOTEL	444 KANEKAPOLEI ST HONOLULU HI 96815	(1)2-06-021:016	Suppl 3	07/01/05
5720	ANAHOLA HOME	LOT 13-A ANAHOLA LOTS ANAHOLA HI 96703	(4)4-08-006:007	Final	07/25/05
5701	BAMBOO VALLEY II	LOT 107B KAPAA HOMESTEADS KAWAIIHAU HI 96746	(4)4-04-003:116	Final	07/22/05
5709	BEACH VILLAS AT KAHALU'U (PH 2)	78-6721 ALI'I DR KAILUA KONA HI 96740	(3)7-08-014:086	Prelim	07/25/05
5725	CARPE DIEM	4590 KULI RD KAWAIIHAU HI 96746	(4)2-04-001:084	Final	07/25/05
5741	EA ROAD ESTATES	4983 EA RD KAPAA HI 96746	(4)4-05-017:010	Final	07/29/05
5710	EGGERKING ROAD CONDOMINIUM	341 EGGERKING RD KAPAA HI 96746	(4)4-01-016:083	Final	07/19/05
5382	GOLF VILLAS AT MAUNA LANI RESORT	NA ALA HELE RD MAUNA LANI HI	(3)6-08-022:052	Final	07/13/05
5702	HAINOA VILLAS	HAINOA ST KONA HI 96740	(3)7-02-025:007	Final	07/20/05
5726	HILLSIDE ESTATES	1548 LAUMAILE ST HONOLULU HI 96819	(1)1-03-036:068	Final	07/28/05
5694	KAAMOOLOA ESTATES	66-341 KAAMOOLOA RD WAIALUA HI 96791	(1)6-06-019:022	Final	07/01/05
5717	KARASIC PARK II	4758 LAE RD KALAHEO HI 96741	(4)2-04-005:019	Final	07/19/05
5556	KE ALI'I OCEAN VILLAS	KE ALI'I ALANUI KIHEI HI	(2)3-05-020:020	Cont. Final	07/08/05
5680	KEOLA LA'I	600 QUEEN ST HONOLULU HI 96813	(1)2-01-048:008	Prelim	07/05/05
5551	KIHEI COMMERCIAL PLAZA	380 KALEIOKAHAKU ST KIHEI HI 96753	(2)3-09-045:012	Suppl 1	07/19/05

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5715	KO OLINA BEACH VILLAS BEACH TOWER	92-102 WAILII PL KAPOLEI HI 96707	(1)9-01-057:009	Prelim	07/27/05
5716	KO OLINA BEACH VILLAS OCEAN TOWER	92-102 WAILII PL KAPOLEI HI 96707	(1)9-01-057:009	Prelim	07/27/05
5675	KO OLINA HILLSIDE VILLAS (PH I)	92-1520 ALII NUI DR KAPOLEI HI 96707	(1)9-01-056:013	Cont. Final	07/11/05
5683	KOLEA CONDOMINIUM VILLAS BLDG NO 14	69-1000 KOLEA KAI CIR WAIKOLOA HI 96738	(3)6-9-011:019	Final	07/01/05
5713	KOLEA CONDOMINIUM VILLAS BLDG NO 15	69-1000 KOLEA KAI CIR WAIKOLOA HI 96738	(3)6-09-011:019	Final	07/27/05
5711	LANI CONDOMINIUM	4841 LANI RD KAPAA HI 96746	(4)4-05-016:011	Final	07/22/05
2994	LILIKOI TERRACE	LOT 7 WAIPAKE SUBDV I HANAIE HI 96714	(4)5-01-006:007	Suppl 1	07/05/05
4421	MALUHIA AT WAILEA	3400 WAILEA ALANUI DR WAILEA HI 96753	(2)2-01-008:062	Suppl 2	07/22/05
5731	MONTECITO/TUSCANY II (TUSCANY 4)	KANELA ST EWA BEACH HI 96706	(1)9-01-010:007	Prelim	07/29/05
5705	NIHILANI AT PRINCEVILLE (PHASE I)	4919 PEPELANI LP PRINCEVILLE HI 96722	(4)5-04-005:024	Cont. Final	07/14/05
5664	NONOU MOUNTAIN VIEW	6017 LOKOMAIKAI PL KAPAA HI 96746	(4)4-04-010:054	Final	07/15/05
5697	OCEAN RIDGE AT MAKAKILO	ELELE ST KAPOLEI HI	(1)9-02-019:071	Cont. Final	07/05/05
5719	PAHOA AVENUE CONDOMINIUM	3271 PAHOA AVE HONOLULU HI 96816	(1)3-02-016:079	Final	07/21/05
5383	PALM VILLAS AT MAUNA LANI RESORT	PAUOJA RD MAUNA LANI HI	(3)6-08-022:018	Final	07/12/05
5030	POINTE AT WAIKOLOA THE	68-1785 MELIA ST WAIKOLOA HI 96738	(3)6-08-003:023	Final	07/25/05
5685	PROSPECT STREET ESTATES	135 PROSPECT ST HONOLULU HI 96813	(1)2-02-007:011	Final	07/19/05
2634	PUAKO RETREAT	161 PUAKO BEACH DR KAMUELA HI 96743	(3)6-09-006:047	Suppl 1	07/20/05
5572	REGENCY HULE'IA	KANEKA ST LIHUE HI 96766	(4)3-03-003:048	Final	07/01/05
5735	SPINNAKER PLACE TOWNHOMES INCR 3	KEONE'ULA BLVD EWA BEACH HI 96706	(1)9-01-012:040	Final	07/25/05
5637	THE VILLAS AT PUALI (PHASE I)	4261 PUHI RD LIHUE HI 96766	(4)3-03-003:039	Suppl 1	07/13/05
5712	WAIMEA PLANTATION VILLAGE	9565 KAUMUALII HWY WAIMEA HI 96796	(4)1-06-008:006	Cont. Final	07/18/05

Preliminary Reports: 5  
 Contingent Final Reports: 5  
 Final Reports: 31  
 Supplementary Reports: 8

Total: 49

Program of Work: **Recodification of Chapter 514A**

Chair Kuriyama reported that he and Vice Chair Loudermilk are proposing a straight forward approach to the education of the public and its constituency on the new law that recently passed. A written summary, whether brief or detailed, of the new law oriented towards governance and developers needs to be drafted. A supplement to this summary would be presentations and or seminars over the next couple of years with outside organizations. The committee should look into contracting an outside consultant to review, update and or recreate the public report forms and formats.

Commissioner Okawa replied that from a consumers awareness view, she likes the idea of simplifying documents. As approximately 25% of the population in Hawaii lives in a condominium, governing policy needs to be looked into. Education of legislators and other state officials also needs to be provided.

SEO Kimura reported that beginning with the September 2005 CRC meeting, staff will be reporting on how condominiums are regulated, managed, and governed in other states. A lot of information is gained from other states, especially by attending the Community Association's Institute conferences.

Commissioner Yamanaka questioned whether any state requires developers to inform prospective purchasers of condominium information.

Specialist Yee replied that HUD requires the information to be provided.

SEO Kimura reported that today, more and more children and grandchildren are living at home in condominiums due in part to Hawaii's high cost of living.

REC Chair Nishihara commended CRC Chair Kuriyama and Vice Chair Loudermilk on getting this implementation of the recodification off the ground.

SEO Kimura noted that the Board of Director Guides also needs to be updated possibly by a consultant.

Chair Kuriyama replied that the Board of Director Guides are already on the committee's program of work and will also be worked on and possibly contracted out.

#### **Hawaii Condominium Bulletin**

Specialist Leong reported that pursuant to the small purchase procurement laws and rules, section 103D-305, HRS; Subchapter 8, Title 3, Subtitle 11, Chapter 122, HAR (2005) and procurement circular 2003-01, Amendment 1, informal solicitations were sent on August 1, 2005 to six printers with a deadline of August 10, 2005. The scope of services included the printing, mail preparation, postage and actual mailing. Four of the six vendors submitted proposals. Fisher Printing, who is the current printing vendor, submitted the lowest bid. Fisher Printing has in the past provided excellence in timeliness and the work products.

Upon a motion by Commissioner Loudermilk, seconded by Commissioner Nishihara, it was voted on and unanimously carried that having received 4 informal quotations and having reviewed them, recommend approval to purchase in accordance with the small purchase procurement law and rules, the printing, mail preparation, and mailing service from Fisher Printing in the amount of \$2,295 per issue for 4 issues for the total purchase price of \$9,179 with the cost of postage being reimbursed to the vendor by the Real Estate Commission. In no event shall the total cost exceed the permitted small purchase amount of \$24,999.

#### **Legislative Acts and Resolutions – SCR 79**

Vice Chair Loudermilk reported that both she and Specialist Yee attended a meeting on NORCS, which resolution has been limited to condominiums. The meeting was productive meeting and many issues were raised. The NORCS committee's homework was to think of ideas to address the barriers and issues

raised by the next meeting. This will be a long and slow process which will have to revolve over a period of time, but the committee is off to a good start.

#### **Legislative Acts and Resolutions – Chapter 514A**

Unofficial copy of Chapter 514A reflecting the 2005 legislative session changes were distributed for informational purposes.

#### **Interactive Participation with Organizations**

The committee acknowledged receipt of the report on CAI's 54th National Conference, held at the Westin La Paloma Resort, Tucson, Arizona, May 19-21, 2005.

SEO Kimura reported that the biggest asset in going to these conferences is meeting with other educators, etc. The exchange of information is very significant. Some information is very technical and geared toward the board of directors, management and individuals.

#### **Neighbor Island Outreach – Lihue, Kauai, September 14, 2005**

The September committee meetings will be held on the island of Kauai on September 14, 2005 to give those interested individuals an opportunity to attend the meetings as part of the committee's outreach program.

#### **Records Management**

The following article was distributed for informational purposes: "Electronic Filing" *Hawaii Bar Journal* July 2005.

#### Condominium Organizations Forum:

No comments, recommendations or concerns were received from the following: Community Associations Institute Hawaii Chapter, Alakahi Foundation, Hawaii Council of Association of Apartment Owners, Hawaii Independent Condominium and Cooperative Owners, Hawaii State Bar Association/Real Property & Financial Services Section, Land Use Research Foundation, Condominium Council of Maui, Hawaii Association of Realtors/Institute of Real Estate Management Hawaii Chapter/ Oahu Arm Committee, others.

#### Open Forum:

No discussion presented.

#### CEF Budget & Finance Report:

Chair Kuriyama requested clarification on the variances for three items on the budget and finance Budget vs. Actual report submitted for fiscal year ending June 30, 2005.

Specialist Gruppen and SEO Kimura provided the clarification. The explanation included registrations occurring biennially, accrual and cash accounting and the budgeting process.

Upon a motion by Commissioner Okawa, seconded by Commissioner Yamanaka, it was voted on and unanimously carried to recommend acceptance of the Budget



Report (unaudited) of the Condominium Management Education Fund for the Fiscal year ending June 30, 2005 subject to audit.

Next Meeting: September 14, 2005  
Upon adjournment of the Education Review Committee meeting which follows the Laws and Rules Review Committee meeting scheduled to convene at 9:30 a.m.  
Kauai Planning Commission Meeting Room #2  
Mo'ikeha Building  
4444 Rice Street  
Lihue, Kauai

Adjournment: With no further business to discuss, Chair Kuriyama adjourned the meeting at 11:05 a.m.

Respectfully submitted:

/s/ Cynthia M. L. Yee

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Cynthia M. L. Yee  
Senior Condominium Specialist

September 14, 2005

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Date

Minutes approved as is.

Minutes approved with changes; see minutes of \_\_\_\_\_