Minutes

Agenda item: Playground Signs
Presenter: Tenant

Discussion:
Need to install Children at Play playground signs.

Conclusions:
One street sign already in place. Two additional signs installed. One facing opposite so both way street traffic are able to see the signs. One more placed inside of the project at the speed bump.

Action items
✓ Completed
✓

Agenda item: Pest Control
Presenter: Tenant

Discussion:
Ke Kumu Project - Lots of rats and roaches – need traps.
Noelani Project – Problem with roaches and spiders.

Conclusions:
Management will provide sticky traps, etc. for pests. Tenants are also responsible for basic house keeping to minimize pest.

Action items
✓ Rodent control started at Ke Kumu Ekolu.
✓ Purchase Order for stocking on pest control supplies
Agenda item: Children at Play signage / Playground

Discussion:
Tenants would like signage near entrance of project and bordering roads; that informs drivers of children playing in the area. Also a playground area for Noelani Projects because there are kids playing in the parking lot.

Conclusions: AMP will get signs for both Noelani Project and Ke Kumu project.

Playground at Noelani is not possible – no space available. Parents should be supervising their children while at play.

<table>
<thead>
<tr>
<th>Action items</th>
<th>Person responsible</th>
<th>Deadline</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Signs installed</td>
<td>AMP 46</td>
<td>12/31/2008</td>
</tr>
</tbody>
</table>

Agenda item: Wireless Door Chimes & Screen Doors

Discussion:
Tenants want screen doors.
Door chimes for Noelani I Projects.

Conclusions: Will allocate these items in the next fiscal budget.

<table>
<thead>
<tr>
<th>Action items</th>
<th>Person responsible</th>
<th>Deadline</th>
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</thead>
<tbody>
<tr>
<td>✓ Price door chimes and screen doors and complete PO requisition</td>
<td>AMP 46</td>
<td>Unknown</td>
</tr>
</tbody>
</table>

Agenda item: Common Area Notices – Translated

Discussion:
Tenant’s request that Notices in common areas, such as laundry rooms, to be translated into the languages of the dominant presence of the community’s different ethnicities.

Conclusions: Will have the Notices Translated and Posted.

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<tr>
<th>Action items</th>
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<th>Deadline</th>
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</thead>
<tbody>
<tr>
<td>✓ Send out Notices for Translation</td>
<td>AMP 46</td>
<td>05/01/09</td>
</tr>
</tbody>
</table>

Agenda item: New Appliances for Laundry Room @ Noelani II

Discussion:
Tenant’s request that the heater for the Laundry room be replaced because there is no hot water available for washing.

Conclusions: The hot water heater is not working, and needs to be replaced.

<table>
<thead>
<tr>
<th>Action items</th>
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<th>Deadline</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Complete bids for high capacity heater and complete P.O.</td>
<td>AMP 46</td>
<td>08/01/09 FY 10</td>
</tr>
</tbody>
</table>
Agenda item: Re-striping of Parking Lot @ Noelani Project  
Presenter: Tenants

Discussion:
Tenants would like to have the Parking lot at the Noelani Project re-striped to enlarge the stalls for oversized vehicles.

Conclusions: Currently at this time Management does not feel this is necessary and beneficial for the community. The parking lot was striped two times and the lot has lost six stalls due to re-striping and ADA stalls.

There is one stall that is available for oversized vehicles. Will get the communities input at the next resident meeting.

Action items

<table>
<thead>
<tr>
<th>Person responsible</th>
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</thead>
<tbody>
<tr>
<td>Hold a Resident Meeting for Noelani I and II Project</td>
<td>Mark Sayers</td>
</tr>
<tr>
<td>Assign Stall (Re-paint/Re-Label Stall)</td>
<td>AMP 46</td>
</tr>
</tbody>
</table>

Agenda item: Parking Lot Committee @ Noelani Project  
Presenter: Tenants

Discussion:
Tenants were concerned about the Parking Lot Committee Member who is giving out “un-warranted citations”; there was a petition to remove him off the committee, and is wondering why the member is still on the committee.

Conclusions: Management addressed the petition w/ the member of whom the petition was in regards to, and addressed the communities concern with that person’s action.

The volunteer will remain on the committee, as long as he is upholding Management’s direction on proper protocol in citing vehicles.

Action items

<table>
<thead>
<tr>
<th>Person responsible</th>
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</thead>
<tbody>
<tr>
<td>NO Action Needed</td>
<td>Mark Sayers</td>
</tr>
</tbody>
</table>

Agenda item: Late Night Guest / Visitors  
Presenter: Tenants

Discussion:
There are concerns of Tenants who have guest that are coming over at early hour mornings (1am/2am) causing disturbances because of the car noises, shuffling around when going to the unit; as well as other unknown persons coming onto the property and creating disturbances.

Conclusions: Resident Officer Ken Walker is planning on conducting a Neighborhood watch training program for Waikoloa and Waimea Communities; expected to commence in May.

Action items

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<tr>
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<tbody>
<tr>
<td>Train interested residents for the Neighborhood Watch Program</td>
<td>Officer Walker / AMP46</td>
</tr>
</tbody>
</table>

Agenda item: ADA Unit Pull Stations – Noelani Project  
Presenter: Tenant

Discussion:
Incident where current tenant living in ADA unit w/ a “Pull Station”, was unable to get help because the pull station was inoperable.

Conclusions: Pull stations are inoperable and will be removed. Informed tenant that these are not functioning “call for aid” applications.

Action items

<table>
<thead>
<tr>
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</tr>
</thead>
</table>
Agenda item: Tenant Charges  
Presenter: Tenants

Discussion:  
Tenants are concerned about getting charged when maintenance repairs or replaces items in their units.

Conclusions:  
Management informed them that normal wear and tear items will not be charged; items that are of neglect or abuse will be charged. Tenants are responsible for replacing light bulbs in their home; however maintenance will replace the four foot fluorescent light bulbs at no cost. Tenants are encouraged to call anytime any maintenance is needed and not accumulate repairs.

Action items  

✓ Memo will be sent out to the projects to re-iterate matter.  

Agenda item: Tenant of Noelani II A0102  
Presenter: Tenant of A0102

Discussion:  
Range hood is rusty and old and fan is noisy. Management is aware of the problem and has not fixed it.

Conclusions: Parts in stock. Repairs are in order and parts are specific to units.

Action items  

✓ Replace range hood

Agenda item: Utility Checks  
Presenter: Tenant

Discussion:  
Why are utility checks taken away

Conclusions: Utility checks are given to those who are under income. It’s straight across the board that unless It’s a mixed family that 30% of income will be counted for rent calculations.

Action items  

✓ No Action Needed

Agenda item: Resident Associations  
Presenter: Tenants

Discussion:  
What is going on with the Noelani I and II Resident Association, project currently has an incomplete Association.

Conclusions: Nominations already received. Elections will be held after completing outgoing board member business.
Action items

✓ Hold Elections
✓

Person responsible: AMP 46

Deadline: 05/01/09

Agenda item: Criminal Activity

Discussion:
Families that are doing crimes should be evicted.

Conclusions: Management will be working on evicting families that are violating the rules of the Rental Agreement.

If the crime falls under HUD’s standards for non-renewal for Leases we will work on getting families evicted.

Action items

✓ Review the HUD standard for disallowed criminal backgrounds
✓

Person responsible: AMP 46

Deadline: Continual

Other Information

Special notes:
Tenants should expect and are allowed to request from the Management office the PHA 5 year plan.