

# Building Committee

## Board of Directors Report

October 23, 2009

"There have been two meetings of the Building Committee covering several issues facing the Association.

A review of the reserve study resulted in questions regarding \$225,000 (est.), which had been allocated for resurfacing of the asphalt within KNK. The committee looked at alternatives that could result in a significant cost savings while still extending the useful life of our internal roads. One alternative appeared to have significant interest, and it was investigated and preliminary recommendations have been made to the Board, although further study will be undertaken. The committee believes that repatching and recoating, subsequent to the patching, could extend the expected life of the roads by 15 years and result in significant cost savings potentially in excess of \$100,000 as compared with a complete resurfacing project.

ADA concerns regarding the request of the owner of Unit 134 have received significant discussion. The committee has recommended that the Board review this significant issue as it sets a precedent for the future. Specifically, the committee recommends that Board review all alternatives for reasonable accommodation as required by the law. The owner has requested that a ramp be built to allow access to the unit.

Procedural review for owners requesting permission to modify exteriors to their units was reviewed. A letter was sent to David Baccus for further review with the Board. In short, the steps were defined from the time an owner originated the idea through project completion. Further, it was the recommendation that owners must cease making alterations without written approval of the Board.

The owner of Unit 140 had requested two project approvals. The first was permission to tile the lower front access area and the second was to allow an exterior tropical fan on the rear lanai. The first was rejected by the committee based on drainage and safety issues, and the second was conditionally approved subject to assurance that a licensed contractor make the installation, that the fans be rated for exterior use and that color chosen be compatible with exterior color of the buildings. Specific details were given to the Manager.

The owner of Unit 232 requested information on the use of screens to minimize the strong sun rays in the afternoons. The Manager was given information on approved screens and positioning for installation for his communication with the owner."

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Building Committee