

**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING  
OF HONOLULU PARK PLACE**

**April 02, 2025  
6:00 P.M.**

**CALL TO ORDER**

Noting presence of quorum, President Padlock called the regularly scheduled board meeting to order at 6:00 pm.

**ESTABLISH A QUORUM**

A quorum was established.

Members Present: President Dennis Padlock, Secretary Craig Williams, Treasurer Trappeur Rahn, Director Kelly Brehm, Director Katherine Crosier, Director Eric Lockett and Director Mark Russell

Members Absent: Vice-President Richard Baldwin, Director Melanie Kim

Also Present: General Manager, Walters Miranda; Hawaiiana Management Executive, Ed Au; Attorney, Christopher Goodwin, Insurance Associates, Sue Savio

Owner's Present: Unit 807 Charlotte Otushi, 809 Rich Bailey, 1402 Patrick Kim, Unit 3512, Colin Kau; Unit 2312, Gary & Melissa Ozaki

**OWNER'S FORUM:** Unit 807 informed the board of a water leak in their unit. GM Miranda informed those present the issue is being addressed. Unit 3512 notified those present that their washing machine backed up. Unit 2312 reported thumping noise.

**APPROVAL OF MINUTES**

1. It was moved (Rahn) and seconded (Brehm) to amend the minutes of the regular board meeting minutes held on January 28, 2025 as follows: to include after the motion tabled, the words "pending the completion and immediate review by the board of the Insurance Associates appraisal referencing section H." The motion failed (3-3) (Directors Rahn, Brehm, Russell in favor; Directors Padlock, Williams, Crosier were opposed).  
The minutes were unanimously approved as amended.
2. Unanimous consent to approve the executive session meeting minutes held on January 28, 2025.

**SITE MANAGER'S REPORT**

General Manager Miranda provided a verbal and written report, which will be kept on file for the Association's records.

**TREASURER'S REPORT**

**Financial Statements:** Financial statements for January and February 2025 were deferred to the next regular board meeting.

**BOARD OF GOVERNORS**

Director Lockett informed those present the Café is now open. A summer social may be planned in the

near future.

### **UNFINISHED BUSINESS**

- A. Insurance Appraisal: Sue Savio was present to address the building's valuation. The new replacement cost for the building and garage is \$205,901,354M. Sue also informed the board that she is currently working on getting an updated quote for the premiums. Further updates will be provided as they become available.
- B. Front Entry Project: President Padlock and Director Brehm provided a verbal update on this project. Start date is dependent on delivery of the door assembly. A new quote is being sought to cover the entire area.
- C. Plumbing Service Contract: This item was deferred to the next regular meeting.
- D. Reserve Study: This item was deferred to the next regular board meeting.
- E. Tennis Court Lights: The permit has been picked up. Contract approved by Attorney Goodwin to proceed with Hawaiian Isle Electric. Contract negotiations are ongoing with other subcontractors. Further updates will be provided as they become available.
- F. Elevator Maintenance Contract: Contract has been reviewed and approved by the association's counsel, Christopher Goodwin. The contractors pre-bid walkthrough is scheduled for April 21, 2025.
- G. 401K: No action on this item. Further updates will be provided as they become available.
- H. Corporate Transparency Act: This item is no longer relevant and is henceforth stricken from the agenda.
- I. High Risk Inspections: Six owners have not completed high risk inspection. Notice to comply will be posted on their doors. It was moved (Padlock) and seconded (Rehm) to waive the water shut off fee until Sept 15, 2024. The motion passed with unanimous consent.

### **NEW BUSINESS**

- A. Hybrid Meeting for Directors Only: It was moved (Rehm) and seconded (Russell) that board members may attend and participate board meetings by teleconference or web conference. The motion passed with majority consent; Director Padlock opposed.
- B. Renegotiate Agreement with HMC: It was moved (Padlock) and seconded (Lockett) to have attorney Christopher Goodwin renegotiate the contract with Hawaiiana Management Company. The motion passed with unanimous consent.
- C. Submetering: It was moved (Padlock) and seconded (Lockett) to approve the *resolution* as drafted by attorney Christopher Goodwin to allow estimated billing for submetering based on written approval by a licensed engineer. The motion passed with unanimous consent. A copy of the resolution is attached to these minutes.

### **EXECUTIVE SESSION**

None.

### **NEXT MEETING:**

The next regular meeting is scheduled for April 30<sup>th</sup>, 2025 at 6pm on site in person and via Zoom.

### **ADJOURNMENT:**

There being no further business and hearing no objections, President Padlock adjourned the meeting at 7:44 pm.

Ed Au  
Recording Secretary

**RESOLUTION OF BOARD OF DIRECTORS OF ASSOCIATION OF APARTMENT OWNERS OF  
HONOLULU PARK PLACE AUTHORIZING ALTERNATIVE ALLOCATION OF APARTMENT  
ENERGY COSTS ATTRIBUTABLE TO MALFUNCTIONING METERING DEVICES**

WHEREAS, the Bylaws of the Association of Apartment Owners of Honolulu Park Place (herein referred to as the "Bylaws") provide in relevant part:

The Board shall allocate the cost of operating the air conditioning system in the following manner:

The Board shall determine the total cost of electrical energy to produce and distribute chilled water (the "Energy Cost") for the entire Project, and the Energy Cost for Zone B, **by metering if practicable and, if not, by a licensed engineer's estimate**; the Energy Cost for Zone A shall be determined by subtracting the Energy Cost for Zone B from the Energy Cost for the entire Project. All of the Energy Cost for Zone B and ten percent (10%) of the Energy Cost for Zone A shall be a Common Expense as provided in Section 3.e below; ninety percent (90%) of the Energy Cost for Zone A shall be an expense of the individual Apartments, based on metered usage by those Apartments (in aggregate, the "Apartment Energy Cost").

\* \* \*

i. The provisions in this Section 3 are based upon the plans and specifications for the air conditioning system for the Project and not upon actual operational experience. Accordingly, this Section 3 should be liberally interpreted to allocate the cost of electrical energy to produce and distribute chilled water in a fair and equitable manner. **The Board shall have the power to adjust individual assessments based upon malfunctioning air conditioning equipment or malfunctioning metering devices, as certified by a licensed engineer. In the event that it is not feasible or possible to make measurements in the manner provided in this Section 3, the Board is empowered and authorized to make measurements in an alternative manner, provided that such alternative measurement is based upon the written opinion of a licensed engineer and is reasonable under the circumstances.** Any other change to the basic formula and methodology of this Section 3 shall be done by amendment to these Bylaws.

See, Bylaws, Article V Sections 3.a and 3.i, in part, emphasis added.

WHEREAS, the Board was advised in the attached Memo dated February 25, 2025, from Wyeth Crawford, a licensed Professional Engineer, (Hawaii License number: 17125-M), as to his recommendations to estimate annual average consumption to replace data lost by affected (i.e., malfunctioned) meters;

WHEREAS, Article V Sections 3.a and 3.i of the Bylaws provide that the Board shall have the power to adjust individual assessments based upon malfunctioning air conditioning equipment or malfunctioning metering devices, as certified by a licensed engineer. In the event that it is not feasible or possible to make measurements in the manner provided in this Section 3, the Board is empowered and authorized to make measurements in an alternative manner, provided that such alternative measurement is based upon the written opinion of a licensed engineer and is reasonable under the circumstances;

WHEREAS, the Board finds the recommendations expressed by Wyeth Crawford to estimate annual average consumption to replace data lost by affected (i.e., malfunctioned) meters to be fair, equitable and reasonable under the circumstances;

THEREFORE, IT IS HEREBY RESOLVED, that in accordance with Article V Sections 3.a and 3.i of the Bylaws, the Board hereby adopts and directs implementation of the method of correction for calculating annual average consumption for each affected (i.e., malfunctioned) meter as set forth in the attached Memo dated February 25, 2025, from Wyeth Crawford, P.E. (Hawaii License number: 17125-M).

I certify this Resolution was adopted by the Board of Directors of the Association of Apartment Owners of Honolulu Park Place at its Meeting conducted on \_\_\_\_\_, 2025.

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Secretary, Board of Directors  
Association of Apartment Owners of Honolulu Park Place

Memo: Honolulu Park Place Lost Data Backfill Method

Hawaii Energy Systems

2/25/2025

Aloha Huy,

After reviewing your proposed method of correction by backfilling lost data using an annual average consumption for each affected meter, I don't find any significant issues.

While there is some seasonality apparent in the total data for all rooms, that trend is not reliable on the level of each room. For example, overall data shows that January consumption is approximately 85% of annual average consumption, but several individual meters recorded 300% or more of the overall average consumption for January. There are some obvious occupancy/use fluctuations in most rooms that has a much larger effect on the consumption than any effect of ambient temperature.

This means attempting to do a more complex calculation to include the effect of seasons to backfill lost data for individual meters only results in more work, no added accuracy.

The only note is it would be better to adjust to the average daily consumption per meter and multiply that by the number of missing days than to simply use the full month, as the days per month is not constant. Additionally, this will preserve as much actual data as possible to reduce the potential inaccuracy.

If you have any further questions, you can reach me at 808-284-7632, or email me at: [wyeth.crawford@gmail.com](mailto:wyeth.crawford@gmail.com)

Thank you,

Wyeth Crawford, PE (Hawaii License number: 17125-M)