



Aloha From Kauai



Aloha to all Owners,

The annual meetings held in May at the resort this year were a huge success and we accomplished a great deal in such a short time. Business was conducted at the resort, overlooking the beautiful resort grounds and ocean beyond. We had an annual Owners' celebration gala event, complete with slack key guitar music provided by the McMasters. The staff catered the party with an assortment of PuPus and, of course, Mai Tais. The guests also enjoyed our new Fire Pit near the Guava overlook area, watching a fantastic sunset and sitting under the stars and tiki torches. A big Mahalo goes out to the entire HBR team and the GPR associates who helped create a great event for the Owners.



Embracing the spirit of all paddling in "one Canoe," the VOA and the AOAO held a joint board meeting. The boards discussed an agenda which included the upcoming budget, various cost allocations and planned capital improvements. The joint meeting also provided the opportunity to discuss work being done around the resort, and other projects that need to be addressed.



Potential projects under consideration include a bathroom for the lower pool area, a pool bar, ventilation concerns and front door key card door locks. Having board members on the long range planning committee from both associations generates great ideas for the future of the resort. We look forward to keeping the canoe on course. [Click here to view the election results](#) from our annual meetings.



We also had a chance to celebrate some very big events some of our HBR team members accomplished. Lillian Watari won a gold medal this year at the American Resort Development Association (ARDA) convention held in Las Vegas. Lillian took the gold in the Front Desk Manager category beating out bigger resorts like Wyndham, Starwood, Marriott, and Disney!! She also led our HBR team in the tourism industry charity walk fundraiser, not only beating her personal goal by over \$1,800, but also being the highest collecting fundraiser in Kauai. We are also glad to have Colleen and Toby return to the resort recently after battling illness.



The resort is in full construction mode with the VOA Room Renovations and the FIRE rebuilds both working at full speed. The VOA renovations are about 80% complete with phase 16 just starting, and only 3 more phases left. The VOA just completed their most challenging phase with 7 units in the 1500 building and most of the Plumeria buildings under construction at the same time. The great news is that the VOA Renovation project is now fully funded by the final assessment and remains on schedule. Now that the units are renovated, the VOA will have a complete reserve study updated. This will ensure the units will always be in top shape by properly reserving for upgrades or touch-up projects that might be needed in the future. A special thank you to all the owners who paid the assessments for this project and the maintenance fees that will ensure our reserve for the future. We have now finally put the negligence of past developers behind us! Be proud of what we've all accomplished.

The Fire rebuild keeps gaining momentum with new progress daily. The main storefronts have been installed, and all the walls are now in place. Painting has started on all levels and the finishes make the whole look come together. The flagstone has all been laid throughout the project and the new koi pond has been poured. All the parts for the waterfall features have been ordered for Fritz Leutheuser to install in the very near future. The "island" on an island seating area is almost complete and is just awaiting the cladding on the pillars with inlay work and lava rock wall bases. The lava rock walls are about 45% complete and we anticipate completion in the next 3-4 weeks.

The epoxy decking really stands out as a bright new feature. All lighting and furniture has been ordered and will be arriving throughout the next few months. The flooring is scheduled to start and we are finishing the installation of the speaker systems, fire alarm panels and data connections. The cladding on the ceilings is being installed in the vaulted areas, providing a very rich looking finish. Kauai Nursery has started work on the front circle area while tackling landscaping of the damaged areas. We continue to work with the restaurant folks in their planning process for their project. In the upcoming month, we will start to see all of the final touches starting to come together, so please stay posted to the Facebook page for updates and pictures.

On a more somber note, as was previously posted to the website, we lost a valued and dedicated board member with the unexpected passing of Board Secretary Rick Wilder. He was instrumental in establishing the Sales and Marketing Committee, making recommendations to re-evaluate our average daily rental rates with resultant improved rental cash flow. He will be dearly missed for his thoughtfulness, decency and dedication to HBR. In honor of Rick, both Boards and the team members at HBR planted a set of plumeria trees next to the Guava building where Rick and Mary usually stayed when they returned to HBR, and Mary was presented with orchids to place on them. A small plaque is being made to honor Rick and to commemorate all that he did for the resort.

Mahalo and look forward to seeing you all soon in beautiful Kauai.

Mahalo,
Debra Fraga-Decker
President
Vacation Owner's Association

