



**OPERATIONS COMMITTEE
MEETING NOTICE & AGENDA**

The Operations Committee Meeting for One Kalakaua Senior Living will be held on:

DATE:	Monday, July 14, 2025
TIME:	2:30 p.m.
PLACE:	Game Room
ATTENDANCE:	Owners may attend in person
Note:	From 2:30 pm – 3:00 pm owners and residents (non-owners) may provide input on any aspect of the Resident Handbook and House Rules.

AGENDA

1. Minutes of Operations Committee Meeting on May 5, 2025 – Approval
2. Resident Handbook and House Rules – Input from owners and residents
3. Resident Handbook and House Rules – Review and Recommendations
4. Other Concerns of Committee Members

NEXT MEETING

DATE: Monday, July 21, 2:30pm LOCATION: Game Room

THIS NOTICE SHALL BE POSTED SEVENTY-TWO HOURS PRIOR TO THE MEETING. ALL OWNERS OF RECORD MAY ATTEND THIS MEETING.



DRAFT MINUTES OF THE OPERATIONS COMMITTEE MEETING
ONE KALAKAUA SENIOR LIVING
Monday, June 23, 2025
ONSITE, GAME ROOM

CALL TO ORDER

Chair Williams called the meeting of the Operations Committee to order at 2:30 p.m.

ATTENDANCE

Members Present: Chair Jim Williams
BOD Member Paul Schwind
Owner Member Jane Uyehara
Owner Member Roy Yamauchi
Management Liaison Leina Ijadic, CEO/Administrator
Admin Support Lute Manumanu, Executive Assistant – HR

NEW BUSINESS

1. **Minutes of Operations Committee Meeting on May 5, 2025** – There being no objections, Chair Williams announced that the minutes of the May 5, 2025 Operations Committee Meeting were approved as circulated.
2. **Resident Handbook and House Rules Input from Owners and Residents** – Chair Williams opened the floor for input from the owners and residents regarding the Resident Handbook and House Rules (RHHR).
 - a. Owner Julian Ako request there be changes made to the current Pet policy to include pets in addition to service animals and emotion support animals.
 - b. Owner Arlene Lee-Williams & Owner Jackie Tokunaga request changes that had already been included in the proposed Resident Handbook and House Rules on behalf of the Food Committee.
3. **Resident Handbook and House Rules** – Liaison Ijadic provided an overview of the Resident Handbook and House Rules by key topics.
 - a. Key topics from the prior year's RHHR include:
 - i. Separate the Forms & Acknowledgement of policies from the RHHR.
 - ii. Changing the cost for the Declaration, Bylaws and RHHR from \$25 to no charge due to the State Law change.
 - iii. Discontinue OKEAF and set up an Employee Holiday Bonus to which funds are set aside annually from the maintenance fee and club dues.
 - iv. Increase in the Fees and Rates in the last section of the RHHR.
 - v. Simplification of Dress Code.
 - vi. Increase in coverage limits for homeowners' insurance policy.
4. **Other Concerns of Committee Members** – None at this time.

DATE, TIME AND PLACE OF NEXT MEETING

July 14, 2025, 2:30 p.m. – Game Room

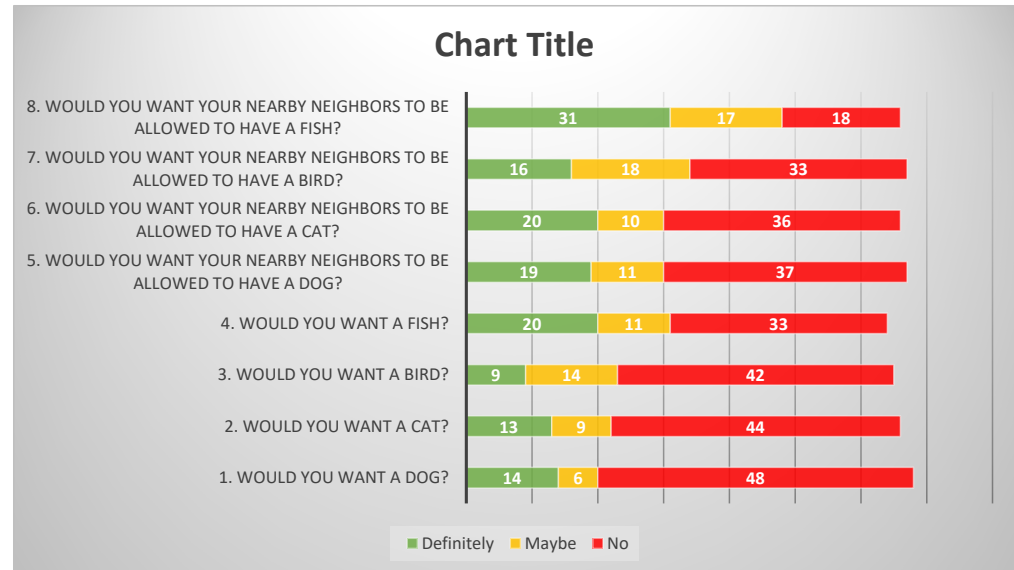
ADJOURNMENT

The meeting adjourned at 5:00 p.m.

Lute Manumanu

Recording Secretary, Executive Assistant – HR

	Definitely	Maybe	No	blank
1. Would you want a dog?	14	6	48	1
2. Would you want a cat?	13	9	44	3
3. Would you want a bird?	9	14	42	4
4. Would you want a fish?	20	11	33	5
5. Would you want your nearby neighbors to be allowed to have a dog?	19	11	37	2
6. Would you want your nearby neighbors to be allowed to have a cat?	20	10	36	9
7. Would you want your nearby neighbors to be allowed to have a bird?	16	18	33	2
8. Would you want your nearby neighbors to be allowed to have a fish?	31	17	18	3



1. Would you want a dog?	2. Would you want a cat?	3. Would you want a bird?	4. Would you want a fish?	5. Would you want your nearby neighbors to be allowed to have a dog?	6. Would you want your nearby neighbors to be allowed to have a cat?	7. Would you want your nearby neighbors to be allowed to have a bird?	8. Would you want your nearby neighbors to be allowed to have a fish?	Note:
No	No	No	Maybe	No	No	No	Maybe	
No	No	No	No	No	No	No	No	
Maybe	No	No	Definitely	Maybe	No	No	Definitely	
No	No	Maybe	Maybe	No	No	Maybe	Definitely	
No	No	No	No	No	No	No	No	
No	No	Maybe	Maybe	No	No	Maybe	Maybe	
Maybe	No	No	No	Maybe	No	No	No	
No	Definitely	No	No	No	No	No	No	
No	No	No	Definitely	Definitely	Definitely	No	Definitely	
No	Definitely	No	Definitely	No	No	No	Definitely	
No	No	No	No	No Concern about barking, bathroom issues, biting, etc.	No Possibly ok, but concern about residents' ability to take care of animal with aging	No concern about noise, cleanup, etc.	No Concern about ability of resident to clean up.	Main Concern: Ability to resident to care for pet as resident ages. I always had a dog before moving here. In fact, when my dog was about 16, I thought I'd better get a senior living place ahead of time (forcing me to make a commitment), otherwise I would have gotten another dog & would still be living in my house. Also, even though I am a total dog lover, a dog who lived here bit me in the elevator.
No	No	Maybe	Definitely	No	No	No	Definitely	
No	No	No	No	No	No	No	No	As an owner who has a rental tenant, I would vote no to owners and tenants having a pet unless it is a non-noisy pet such as a fish.
No	No	Maybe	Definitely	No	No	Maybe	Definitely	
No	Definitely	No	No	Definitely	Definitely	Maybe	Definitely	In my opinion well cared for pets bring joy to owners, neighbors, community. Thank you for considering more pet ownership at 1K.
No	No	No	No	No	No	No	No	
Definitely	Definitely	Definitely	Definitely	Definitely	Definitely	Definitely	Definitely	
Definitely	blank	blank	blank	Definitely	blank	blank	blank	
No	No	No	Definitely	No	No	No	Definitely	
Definitely	Definitely	Definitely	Maybe	Definitely	Definitely	Definitely	Definitely	Good idea-pets bring joy and love to peeps-as long as they're responsible in care.
Definitely	Definitely	Maybe	Definitely	Definitely	Definitely	Maybe	Definitely	
Definitely	Definitely	Maybe	Definitely	Definitely	Definitely	Maybe	Definitely	
No	No	No	No	No	No	No	No	
No	No	No	No	Definitely	Definitely	Definitely	Definitely	
Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	
Definitely	blank	blank	blank	Definitely	Definitely	Definitely	Definitely	
Definitely	No	Maybe	Definitely	Definitely	No	No	Definitely	very allergic to cats and birds are often too noisy
No	No	No	No	No	No	Maybe	Maybe	
blank	blank	blank	blank	blank	blank	blank	blank	Pets are ok as long as safe, cared for, and does not interfere with residents walking & activities
No	Maybe	Definitely	Definitely	No	Maybe	Definitely	Definitely	
No	Maybe	No	No	No	Definitely	Maybe	Maybe	
Definitely	Maybe	Maybe	Definitely	Definitely	Maybe	Definitely	Definitely	
No	No	No	No	No	No	No	No	
No	No	No	No	No	Maybe	No	Maybe	
blank	Maybe	blank	blank	Definitely	Definitely	Definitely	Definitely	
No	No	No	Definitely	No	No	No	Definitely	
No	No	No	No	Maybe	Maybe	Maybe	Maybe	
No	No	No	No	No	No	No	No	

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No	No	No	No	Maybe	Definitely	Definitely	Definitely	
Maybe	Maybe	Maybe	No	Definitely	Definitely	Definitely	No	
Definitely	Definitely	Definitely	Definitely	Definitely	Definitely	Definitely	Definitely	
No	Maybe	No	No	Maybe	Maybe	Maybe	Maybe	
No	No	No	No	Maybe	Definitely	Definitely	Definitely	
No	No	No	Maybe	No	Maybe	No	Definitely	
No	No	No	No	blank	blank	Maybe	Maybe	
No	No	No	No	No	No	No	Maybe	
No	No	No	No	No	No	No	Maybe	I am in favor of a strictly enforced pet policy. I love pets, but not here. Our grounds are small, elevators very small. Especially concerned about sanitation safety, and diseases. We must be cognizant of the reasons we are here in a small facility. Loud, high-pitched, sudden sounds can startle people & cause falls. As pets & residents age, we face problems of "policing" the health & condition of residents & pets & perhaps the need for more rules regarding who cares for the pets & standards to be met. Thank you for this opportunity to give honest feedback. We (most of us) are here because of currently or expected decline in capabilities. It will be a challenge to expect us to face dealing with pet issues & the possible animosity they might create. The issue of liability is huge if Mgt & owners can't defend our management of pet issues.
No	No	No	No	No	No	No	Maybe	
Definitely	Definitely	Maybe	Definitely	Definitely	Definitely	Maybe	Definitely	
Definitely	Definitely	Definitely	Definitely	Definitely	Definitely	Definitely	Definitely	
No	No	No	No	No	No	No	No	
Maybe	Maybe	No	Maybe	Maybe	Maybe	No	Maybe	
No	No	No	Maybe	Definitely	Definitely	Definitely	Definitely	
No	No	No	No	No	No	No	No	
No	No	No	No	Maybe	Maybe	Maybe	Definitely	
No	No	No	No	No	No	No	No	
Definitely	Definitely	Definitely	Definitely	Definitely	Definitely	Definitely	Definitely	small dog
No	No	No	No	No	No	No	No	
No	No	Maybe	Maybe	No	No	Maybe	Maybe	
No	No	No	No	No	No	No	No	nice to have but at our age, it's a "NO". Animals must be kept clean, always and consistency. They can have fleas, when housekeeping cleans rooms, leaves door open, they can escapt to other units. Some residents might not be able to keep up cleaning animals
No	No	No	No	No	No	No	Maybe	
Maybe	Maybe	Definitely	Maybe	Maybe	Maybe	Maybe	Maybe	Dog must be trained to poop/pee in proper places & owners must clean up after dog. Some people are highly allergic to cats. Owners must ensure cat stays within unit. Also are trained to use litter box. One K cleaning staff should not be expected to clean litter box. If owner cannot clean then owner should be assessed cleaning fee. Birds are typically quiet but some (like parrots) can be very loud. Fish depends on size of fish tanks. I'm concerned about water leakage from above unit to below units.
Definitely	Definitely	Definitely	No	Maybe	Definitely	Definitely	No	
No	No	No	blank	No	No	No	blank	

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Definitely	Definitely	Definitely	Definitely	Definitely	Definitely	Definitely	Definitely	
No	No	No	No	No	No	No	Definitely	
No	No	Maybe	Definitely	No	No	Maybe	Maybe	
No	No	No	Maybe	No	No	No	Maybe	
No	No	No	No	No	No	No	No	