

1 **MINUTES**  
2 **AOAO of MAKAHA VALLEY PLANTATION**

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4 Regular Meeting of the Board of Directors of the Association of Apartment Owners of  
5 Makaha Valley Plantation.  
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7 **DATE:** Tuesday, August 31, 2021

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9 **PLACE:** Virtual Meeting via Uber conference

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11 **DIRECTORS PRESENT:** President Tommy Sowell, Vice President Lawrence Moore,  
12 Secretary Kathy Sowell; Directors: Regan Walford, Patrick  
13 Muldowney and Andrew Clark  
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15 **DIRECTORS EXCUSED:** Greg Sokolowski  
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18 **BY INVITATION:** General Manager Joseph Nunuha, Security Chief  
19 Christopher Hodges and Property Manager Ismet Izzy Bracic  
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21 **GUESTS/OWNERS**

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23 **PRESENT:** 140A, 117B, 73B and 22B  
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25 **CALL TO ORDER:** Upon noting the presence of a quorum, President Sowell (the  
26 "Chair") called the meeting to order at 6:40 p.m.  
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29 **I. OWNER CONCERNS/CORRESPONDENCE:** An owner's forum was conducted.  
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32 **II. MINUTES:**  
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34 A. Secretary Sowell motioned for the approval of the Draft version of the  
35 May 18, 2021 Minutes of the prior Board Meeting; the motion was  
36 carried unanimously.  
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38 B. Secretary Sowell motioned for the approval of the Draft version of the  
39 July 17, 2021 Minutes of the Annual Meeting, as amended; the motion was  
40 carried unanimously.  
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42 C. Secretary Sowell motioned for the approval of the Draft version of the  
43 July 17, 2021 Minutes of the Organizational Meeting; the motion was  
44 carried unanimously.  
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### III. REPORTS

**Financial-** Review of the April, May, June, and July financials were deferred.

**General Manager-** General Manager Nunuha gave a verbal account of his written report, which consisted of completed tasks, on-going projects, and pending/upcoming projects.

#### Committee Reports:

- A. **Finance Committee-** Nothing to Report.
- B. **Personnel Committee-** Nothing to Report.
- C. **Communication Committee-** Chair Clark gave a verbal report on communication matters.
- D. **Grounds Committee-** Chair Walford gave a verbal report on communication matters
- E. **Security Committee-** Chair Moore gave a verbal report on security matters.

### IV. UNFINISHED BUSINESS:

- A. **Rooftop-PV Leasing Update-** Discussion was deferred, until the next BOD meeting.

### V. NEW BUSINESS:

- A. **2022 Budget Preparation-** PM Bracic updated the Board that the 2022 draft budget is being produced and will share once reviewed by the finance committee.

### VI. EXECUTIVE SESSION:

The Board of Directors entered Executive Session at 6:59 p.m. to discuss potential litigious matters, collection matters, personnel matters or to preserve attorney client privileged information. The Board adjourned Executive Session at 7:35 p.m. to reconvene regular session.

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**VII. NEXT MEETING: Regular: TBD**

**VIII. ADJOURNMENT:**

The Chair, President Sowell, adjourned the Regular Board of Directors meeting at 7:35 p.m., upon unanimous consent of the Board.

Approved as to form and content;

Kathy Sowell, Secretary  
AOAO MAKAHA VALLEY PLANTATION

By direction,  
Ismet 'Izzy' Bracic  
Property Manager/Recording Secretary  
TOUCHSTONE PROPERTIES, LTD., AAMC®  
Agent for AOAO Makaha Valley Plantation

Approved