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MINUTES

AOAO of MAKAHA VALLEY PLANTATION

Regular Meeting of the Board of Directors of the Association of Apartment Owners of Makaha Valley Plantation.

DATE: Tuesday, January 19, 2021

PLACE: Virtual Meeting via Uberconference

DIRECTORS PRESENT: President Tommy Sowell, Vice President Lawrence Moore, Secretary Kathy Sowell, Treasurer Gregory Sokolowski, Directors: Hope Hatton and Regan Walford

DIRECTORS EXCUSED: None.

BY INVITATION: General Manager Joseph Nunuha, Security Chief Christopher Hodges and Property Manager Ismet Izzy Bracic

GUESTS/OWNERS

PRESENT: 95A, 26C, 97A, 118B, 109B, 164B, 96C, and 76A.

CALL TO ORDER: Upon noting the presence of a quorum, President Sowell (the "Chair") called the meeting to order at 6:54 p.m.

I. OWNER CONCERNS/CORRESPONDENCE: An owner's forum was conducted.

II. MINUTES:

- A. Treasurer Sokolowski motioned for the approval of the Draft version of the September 22, 2020 Minutes of the prior board meeting; the motion was carried unanimously.

III. REPORTS

Financial- Treasurer Sokolowski motioned to accept the financial reports for the months August, September, October, and November of 2020, subject to audit; the motion was carried unanimously.

45 **General Manager-** General Manager Nunuha gave a verbal account of his
46 written report, which consisted of completed tasks, on-going projects, and
47 pending/upcoming projects.
48

49
50 **Committee Reports:**

- 51
- 52 **A. Finance Committee-** Nothing to Report.
 - 53
 - 54 **B. Personnel Committee-** Nothing to Report.
 - 55
 - 56 **C. Communication Committee-** Chair Hatton gave a verbal report on
57 communication matters.
 - 58
 - 59 **D. Grounds Committee-** Nothing to Report
 - 60
 - 61 **E. Security Committee-** Chair Moore gave a verbal report on security
62 matters.
 - 63

64 **IV. UNFINISHED BUSINESS:**

- 65
- 66 **A. Rooftop PV Leasing-** Treasurer Sokolowski gave a verbal update on
67 the status of the Photovoltaic System installation; a study is being
68 performed by an electrical engineer regarding a load review.
 - 69
 - 70 **B. Budget 2021-**Treasurer Sokolowski motioned to approve the draft
71 budget as presented, which includes a 4.35% increase in
72 maintenance fees.
 - 73

74 **V. NEW BUSINESS:**

- 75
- 76 **A. Annual Meeting-** Director Hatton motioned to postpone the annual
77 meeting due to the pandemic and not being able to host a virtual
78 annual meeting due to procedural restrictions; the motion was carried
79 unanimously.
 - 80
 - 81 **B. Director Coombes Resignation-Ratify-**The Board of Directors
82 accepted the resignation of Director Coombes, thanking him for his
83 years of service.
 - 84
 - 85 **C. Board Vacancy-**Secretary Sowell motioned to nominate Patrick
86 Muldowney as a Director of the Board; the motion was carried
87 unanimously.
 - 88

89 **D. Pest Control**-Secretary Sowell motioned to approve a proposal
90 submitted by Kilauea Pest Control in the amount of \$3,200 for one-
91 time pest control service, until the Board approves a replacement for
92 Kamaaina Termite and Pest Control; the motion was carried
93 unanimously.

94
95 **E. House Rules-Washhouses**-The Board approved making a change to
96 the House Rules regarding washhouses, allowing only residents to
97 use the washhouses, guests must be accompanied by a resident.
98 The revised rule will take into effect once updated revision(s) to the
99 house rules are formally distributed to homeowners and residents.

100
101 **VI. EXECUTIVE SESSION:** The Board of Directors entered Executive Session at 7:17
102 p.m. to discuss potential litigious matters, collection matters, personnel matters or to
103 preserve attorney client privileged information. The Board adjourned Executive
104 Session at 7:52 p.m. to reconvene regular session.

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

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112 **VIII. ADJOURNMENT:**
113
114 The Chair, President Sowell, adjourned the Regular Board of Directors meeting at
115 7:52 p.m., upon unanimous consent of the Board.

116
117 Approved as to form and content;
118
119 Kathy Sowell, Secretary
120 AOAO MAKAHA VALLEY PLANTATION

121
122 By direction,
123 Ismet 'Izzy' Bracic
124 Property Manager/Recording Secretary
125 TOUCHSTONE PROPERTIES, LTD., AAMC®
126 Agent for AOAO Makaha Valley Plantation