



MINUTES

Makaha Valley Plantation AOA

Annual Meeting of the Association of Apartment Owners of Makaha Valley Plantation

DATE: Saturday, July 17, 2021

PLACE: On-site, Kiana Cabana
Reconvened to: The Makaha Valley Country Club
84-626 Makaha Valley Rd, Waianae, HI 96792

ROLL CALL AND CALL TO ORDER.

Chair Sowell called the Annual Meeting of the Association of Apartment Owners of Makaha Valley Plantation to order at 9:30 a.m., on-site at the Kiana Cabana.

A motion to immediately continue the meeting at the Makaha Valley Country Club was made by Kathy Sowell and seconded by Lawrence Moore; the motion was approved.

Owners of record as of the close of business on July 17, 2021, or their designated proxyholders were registered beginning at 9:30 a.m., which resulted with the following roll call tallied for the meeting:

| | |
|------------------------------|-----------|
| Owners present at meeting: | 14.1291% |
| Owners represented by proxy: | 39.6193% |
| | ----- |
| Total ownership represented: | 53.7484 % |

Article II, Section 7 of the By-Laws requires that the presence in person or by proxy of owners representing more than fifty percent (50%) of the common interest shall constitute a quorum at all meetings of the Association of Apartment Owners. With 53.7484% of the ownership represented, the Chair reconvened the Annual Meeting of the Association of Apartment Owners of Makaha Valley Plantation at 9:49 a.m.

PROOF OF NOTICE OF MEETING.

Notice of the Annual Meeting was mailed to all owners of record on May 24, 2021.

INTRODUCTIONS.

Tommy Sowell introduced himself as President of the Board of Directors and Chair for this Annual Meeting. Other members of the Board of Directors were introduced.

CONDUCT OF MEETING:

The Chair informed the membership that in accordance with Hawaii Revised Statute, Chapter 514B-121(d), the meeting would be conducted using the most recent edition of *Robert's Rules of Order*. The meeting rules were provided at registration which was permanently adopted for all Association meetings on March 19, 2011.

MINUTES OF PRECEDING MEETING:

The Chair stated that the minutes of last year's Annual Association Meeting were mailed to all owners along with the notice of this Annual Meeting and copies made available at registration. The Chair then inquired as to whether there were any corrections to the minutes. The Minutes of the Annual Association Meeting held March 14, 2020 were approved by unanimous consent.

REPORTS OF OFFICERS AND COMMITTEES:

- A. Auditor's Report.** Treasurer Sokolowski summarized the 2020 auditor's report prepared by Felice Valmas, CPA, which has been filed.

APPOINTMENT OF TELLERS:

Shiloh Tribble and Lisa Reiman volunteered and were appointed as tellers to collect the ballots and verify all voting results for this meeting as tallied by representatives of Touchstone Properties.

ELECTION OF DIRECTORS:

Nominations. Patrick Muldowney, Regan Walford, Lawrence Moore, Andrew Clark, Hope Hatton and Susana Poulin were nominated.

Voting. Voting was conducted in accordance with Article II, Section 8 and Article III, Section 3 of the By-Laws and directors were elected by secret ballot voting. Elected to a two-year term expiring in 2023 were:

| | | |
|-------------------|----------|-------------|
| Patrick Muldowney | 33.2900% | 2-year term |
| Regan Walford | 32.9844% | 2-year term |
| Lawrence Moore | 32.9500% | 2-year term |
| Andrew Clark | 23.1700% | 2-year term |

UNFINISHED BUSINESS:

There was no unfinished business carried over from the previous Association meeting.

NEW BUSINESS:

- A. Resolution on Assessments.** By unanimous consent, the following resolution was adopted:

"Whereas the members of the Association desire that the Association act in full accordance with the rulings and regulations of the Internal Revenue Service; now, therefore, the members adopt the following resolution: Resolved, that any excess owner assessments not used by the Association in the current year for managing, operating, maintaining and replacing the Association's property be applied against the following year's assessments as provided by IRS Revenue Ruling 70-604."

ADJOURNMENT:

With no further business presented, The Chair adjourned the meeting at 11:21 a.m.

Approved as to form and content,

Kathy Sowell, Secretary
Makaha Valley Plantation AOAO

By direction;



Ismet Izzy Bracic (RA), CMCA®
Recording Secretary

for TOUCHSTONE PROPERTIES LTD.,
as Agent for Makaha Valley Plantation AOAO