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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, October 26, 2021

PLACE: Virtual Meeting via ZOOM

DIRECTORS PRESENT: President Tommy Sowell, Vice President Lawrence Moore, Secretary Kathy Sowell; Directors: Regan Walford, Patrick Muldowney and Andrew Clark

DIRECTORS EXCUSED: Greg Sokolowski

BY INVITATION: General Manager Joseph Nunuha, Security Chief Christopher Hodges and Property Manager Chester Reeves

GUESTS/OWNERS

PRESENT: 140A, 119C, 162C,61C, 146A,132A,4A, 7A,

CALL TO ORDER: Upon noting the presence of a quorum, President Sowell (the "Chair") called the meeting to order at 6:32 p.m.

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

II. MINUTES:

A. Director Muldowney motioned for the approval of the Draft version of the August 31, 2021, Minutes as presented, there was a 2nd, there was no objections, the motion carried.

III. REPORTS

Financial- Review of the financials from August and September 2021 Was conducted. A motion was made by Treasurer Sokolowski to file for audit, there was a 2nd, there was no objection the motion carried.

46 **General Manager-** General Manager Nunuha gave a verbal account of his
47 written report, which consisted of completed tasks, on-going projects, and
48 pending/upcoming projects.
49

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51 **Committee Reports:**
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- 53 **A. Finance Committee-** Nothing to Report.
54
55 **B. Personnel Committee-** Nothing to Report.
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57 **C. Communication Committee-** Chair Clark gave a verbal report on
58 communication matters, including an update on the newsletter and
59 website launch.
60
61 **D. Grounds Committee-** Covered in the GM report
62
63 **E. Security Committee-** Chair Moore gave a verbal report. Security Chief
64 Hodges reported the various number and type of infractions. More sensitive
65 issues were moved to Executive session.
66

67 **IV. UNFINISHED BUSINESS:**
68

- 69
70 **A. Rooftop-PV Leasing Update-** Discussion was held on the particulars of
71 the upcoming project. Discussion on the impact on the reserve study as
72 it relates to roofs and timing of other projects like painting and parking
73 area resurfacing. More discussion to be developed by Board Treasurer
74 Sokolowski, PM Reeves and GM Nunuha.
75

76 **V. NEW BUSINESS:**
77

- 78
79 **A. 2022 Budget Preparation-** Final discussions on COB content and
80 Reserve content was held. A motion to approve the 2022 Cash
81 Operating Budget and 2022 Reserve Study was made by Treasurer
82 Sokolowski, there was a 2nd, there was no objection, the motion
83 carried.
84 **B. Pool Opening-** The board discussed options for opening the pool up
85 to resident use per the covid restrictions. A motion to engage the
86 insurance agent Sue Savio was made by Director Moore, there was a
87 second, there was no objection, the motion carried. A second motion
88 was made by Director Muldowney to open with restrictions pending
89 advise from Sue Savio, allowing resident use facility with up to 4
90 guests. Sign up required and residents must be present. There was a

91 2nd. There was an objection by VP Moore, there was more discussion
92 a vote on the motion was held Moore-no, Sowell, Tommy-yes, Sowell,
93 Kathy-yes, Sokolowski-yes, Walford-yes, Muldowney-yes, Clark-yes.
94 Motion carried.
95

96 **VI. EXECUTIVE SESSION:** The Board of Directors entered Executive Session at 7:46
97 p.m. to discuss potential litigious matters, collection matters, personnel matters or to
98 preserve attorney client privileged information. The Board adjourned Executive
99 Session at 8:19 p.m. to reconvene regular session.
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106 **VII. NEXT MEETING: Regular: TBD**
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110 **VIII. ADJOURNMENT:**
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112 The Chair, President Sowell, adjourned the Regular Board of Directors meeting at
113 8:20 p.m., upon unanimous consent of the Board.
114

115 Approved as to form and content.
116

117 Kathy Sowell, Secretary
118 AOAO MAKAHA VALLEY PLANTATION



119
120
121 By direction,
122 Chester Reeves, CMCA®, AMS®
123 Property Manager/Recording Secretary
124 TOUCHSTONE PROPERTIES, LTD., AAMC®
125 Agent for AOAO Makaha Valley Plantation