

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 11, 2022

PLACE: Virtual Meeting via ZOOM

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

DIRECTORS EXCUSED:

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

GUESTS/OWNERS

PRESENT: 140A, 146A, 162C, 12A, 12C, 11C, 16C, 32A, 135B, 96C, 118B.

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. OWNERS CORRESPONDENCE:

Several owners submitted questions: see attached appendix A for Q&A

II. MINUTES:

A. Director Muldowney motioned for the approval of the Draft version of the October 26, 2021, Minutes with corrections, there was a 2nd, there was no objections, the motion carried.

III. REPORTS

Financial- Review of the financials from October and November 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.

General Manager- General Manager Nunuha gave a verbal account of his written report.

Committee Reports:

- A. **Finance Committee-** Nothing to Report.
- B. **Personnel Committee-** Nothing to Report.
- C. **Communication Committee-** Chair Clark gave a verbal report
- D. **Grounds Committee-** Covered in the GM report
- E. **Security Committee-** Chair Moore gave a verbal report

IV. UNFINISHED BUSINESS:

- A. **Rooftop-PV Leasing Update**
Discussion was held on the particulars of the upcoming project. Discussion on the impact on the reserve study as it relates to roofs and timing of other projects like painting and parking area resurfacing
- B. **Pest Control update-** Discussion was held on ongoing issues and options for addressing them. no action-keep on agenda

V. NEW BUSINESS:

- A. **Overnight guest parking-** motion made by President Sowell to extend overnight guest parking pass from 8am to 10am, Second made, motion unanimously approved.
- B. **Annual Meeting-** discussion on the preparation and location of the annual meeting were held. The post notice will set the location as the Kiana Pool until another venue can be secured. Number of director seats and terms discussed and confirmed.

VI. EXECUTIVE SESSION: The Board of Directors entered Executive Session at 7:31 p.m. to discuss potential litigious matters, collection matters, personnel matters or to preserve attorney client privileged information. The Board adjourned Executive Session at 8:27 p.m. to reconvene regular session.

VII. NEXT MEETING: Regular: TBD

VIII. ADJOURNMENT:

The Chair, President Sowell, adjourned the Regular Board of Directors meeting at 8:29 p.m., upon unanimous consent of the Board.

Approved as to form and content.

Kathy Sowell, Secretary
AOAO MAKAHA VALLEY PLANTATION



By direction,
Chester Reeves, CMCA®, AMS®
Property Manager/Recording Secretary
TOUCHSTONE PROPERTIES, LTD., AAMC®
Agent for AOAO Makaha Valley Plantation

Approved