

APPROVED

By chester at 1:36 pm, 5/25/22

MINUTES

AOAO of MAKAHA VALLEY PLANTATION

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

DATE: Wednesday March 30, 2022

PLACE: Kiana Pool Pavilion

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

DIRECTORS EXCUSED:

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

GUESTS/OWNERS

PRESENT: 105C,107A,146A,121A,118B,20A, 63B, 1A, 129C, 154A, 61C, 87C, 33C, 44B, 73B, 83A, 4A, 43A, 187A, 118A, 38B, 95A, 36A, 124C, 96C, 39A, 97A, 113A, 115C, 105A, 55A, 146C, 139B, 155A, 111B, 12A, 160C, 72B, 162C, 139C, 140A, 174A, 183B, 112A, 7A.

CALL TO ORDER: Upon noting the presence of a quorum, President Sowell (the "Chair") called the meeting to order at 6:30 p.m.

I. OWNERS CORRESPONDENCE:

Several owners submitted questions for responses from the Board. those were addressed.

II. MINUTES:

- A. Secretary Sowell motioned for the approval of the "draft version" of the January 11, 2022, Minutes as presented, there was no objections, the motion was unanimously approved.
- B. Secretary Sowell motion to approve the "draft version" of the minutes of the Annual Meeting held March 19, 2022, there was no objection, the motion was unanimously approved.

III. REPORTS

Financial- A motion was made by Treasurer Sokolowski to file for audit, the financials for January and February 2022 there was no objection the motion was unanimously approved

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-** Security Chief Christopher Hodges gave a verbal report
- F.

IV. UNFINISHED BUSINESS:

- A. **Rooftop-PV Leasing Update**
A discussion was held. No action was required
- B. **Pest Control update-** Discussion was held on ongoing issues and options for addressing them. no action-keep on agenda
- C. **Smoking/Pot Smoking-** a discussion was held- no action-remove from agenda.
- D. **Hot Water issue-owners correspondence-** the bulk of owner's correspondence was on this issue, GM Nunuha gave a status update and plan for repair. Update at next meeting is expected.
- E. **Overnight guest parking-** a motion was made by Director Muldowney to allow guest to park 14 days per calendar month in the marked stalls the motion was seconded by Secretary Sowell, there were no objections the motions was unanimously approved.

V. NEW BUSINESS:

There were no new items added to the agenda

VI. EXECUTIVE SESSION: The Board of Directors entered Executive Session at 5:30pm at 84-1099 Alahele Street. The Executive Session was adjourned at 6:10 p.m. to be reconvened at the Kiana Pool in regular session at 6:30 pm.

VII. NEXT MEETING: Regular: TBD

VIII. ADJOURNMENT:

The Chair, President Sowell, adjourned the Regular Board of Directors meeting at 7:59pm p.m., upon unanimous consent of the Board.

Approved as to form and content.

Kathy Sowell, Secretary
AOAO MAKAHA VALLEY PLANTATION

A handwritten signature in black ink, appearing to read "Chester Reeves", with a long horizontal flourish extending to the right.

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