

# **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 May 24, 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 by phone

**DIRECTORS EXCUSED:**

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

**GUESTS/OWNERS** An owner's forum was conducted. The following units were represented by one or both owners at the meeting: 48C, 73B, 132A, 118B, 129C, 146A, 102A, 65C, 74B, 23C, 12C.

**CALL TO ORDER:** Upon noting the presence of a quorum, President Sowell (the "Chair") called the meeting to order at 6:34 p.m.

**I. OWNERS CORRESPONDENCE:**

73B-Renovation request for installation of Washer dryer combo unit.  
163C-split A/C installation information request.

**II. MINUTES:**

**A.** Treasurer Sokolowski moved to approve the "draft version" of the minutes of the March 30, 2022, Board of Directors meeting. there were no corrections offered, the minutes were approved by unanimous consent.

**B.** Secretary Sowell moved that the "draft version" minutes of the Annual meeting continued and the Organizational meeting that followed, both held April 16, 2022, be approved as presented. There were no corrections offered, the minutes were approved by unanimous consent.

### III. REPORTS

**Financial-** A motion was made by Treasurer Sokolowski to file for audit, the f  
financials for March and April 2022 there was no objection the  
motion was unanimously approved

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

**Security Chief-** Chief of security Hodges, gave a verbal report

#### Committee Reports:

- A. **Finance Committee-** a verbal report was given by the chair.
- B. **Personnel Committee-** Nothing to Report.
- C. **Communication Committee-** no report
- D. **Grounds Committee-** Covered in the GM report
- E. **Security Committee-** a verbal report was provided by the chair
- F.

### IV. UNFINISHED BUSINESS:

- A. **Rooftop-PV Leasing Update**  
A discussion was held. No action was required. This item is tabled and removed.
- B. **Pest Control update/Feral cats and chickens-** Discussion was held.  
No action to record. This item is tabled and removed.
- C. **Hot Water issue-owners correspondence-** discussion was held. This  
item is tabled and removed.

### V. NEW BUSINESS:

- A. **Bylaws-** Directory Muldowney moved to engage John Morris for the  
amendment of Article II of the Bylaws to allow the association to act without  
majority owner approval. There was no objection, the motion was unanimously  
approved.
- B. **Mandatory H06 Resolution-** Secretary Sowell moved to adopt a resolution  
requiring all owners maintain H06 insurance. There was no objection. the  
motion was unanimously approved.
- C. **PayHOA-** Director Clark moved to approve the use of PayHOA on a trial basis.  
there was no objection. the motion was unanimously approved.

**VI. EXECUTIVE SESSION:** The Board of Directors entered Executive Session at 7:50 pm. The Executive Session was adjourned at 8:22

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

**VIII. ADJOURNMENT:**

The Chair, President Sowell, adjourned the Regular Board of Directors meeting at 8:23 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