

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 August 23, 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: None

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: 120C, 73B, 42B, 95A, 36A, 124C, 103C, 4A, 146A, 185B, 121B, 124A, 146C, 66C, 160C, 113A, 115C, 154A, 23A, 191A.

CALL TO ORDER: Upon noting the presence of a quorum, President Sowell (the "Chair") called the meeting to order at 6:33 p.m.

I. OWNERS CORRESPONDENCE:

145C-window A/C request- the request is denied.

113A-owner provided status of permit application. Request for grandfather was made. this item is on the new business agenda

42B-Pest control and chemicals used- a discussion was held with the concerned owners.

II. MINUTES:

A. Secretary Sowell moved to approve the "draft version" of the minutes of the May 24, 2022, Board of Directors meeting. there were no corrections offered, the minutes were approved by unanimous consent.

III. REPORTS

Treasurers Report- A motion was made by Treasurer Sokolowski to file for audit, financials for May, June, and July 2022 there was no objection the motion was unanimously approved

Treasurer Sokolowski moved to write off the debts as of date of recording of deed for units 105B, 64B, and 18C, obtained by deed in lieu of foreclosure, and unit 166A obtained by judicial foreclosure, there was a second to the motion; 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-** verbal discussion on upcoming budget and personnel.
- C. **Communication Committee-** a verbal report was given.
- D. **Grounds Committee-** Covered in the GM report
- E. **Security Committee-** a verbal report was provided by the chair

IV. UNFINISHED BUSINESS:

- A. **Bylaws amendment-** The draft presented by John Morris was discussed and deferred for further clarification
- B. **Mandatory H06 Resolution-** An update on the count was provided by the PM. The Board instructed PM to conduct a second mailing.

V. NEW BUSINESS:

- A. **Spectrum Cable/internet-** Treasurer Sokolowski moved to renegotiate the Spectrum Bulk agreement to include internet and expanded channel lineup. Director Muldowney seconded the motion. there was an objection. there was a discussion. The vote was as follows; Tommy-Yes, Regan-Yes, Patrick-Yes, Larry- Abstain, Andrew-Yes, Kathy-No, Greg-Yes. The motion was approved 5-

- B. Smoking-** Director Muldowney moved to update all signage related to smoking so it is compliant with HRS 328J as it is applicable to the common elements of the AOAO. there was a second to the motion. There was an objection. there was discussion. The vote was as follows; Tommy Sowell-yes, Kathy Sowell-yes, Regan Wolford-yes, Patrick Muldowney-yes, Andrew Clark-yes, Greg Sokolowski-yes, Larry Moore-abstain. The motion was approved 6-1
- C. Use of Chemicals in common areas-** A discussion was held. This item is closed and removed from the agenda.
- D. Noise and enforcement-** a discussion was held. This item is removed from the agenda.
- E. Washer and Dryer Grandfather status-** a discussion was held. The PM is tasked with drafting a letter to grandfather in existing units who pass an electric and plumbing inspection by licensed tradesmen.
- F. Amenities access (owner, Tenant, Occupant)-** a discussion was held. This item is removed from the agenda
- G. Parking-** A discussion was held. This item is tabled for further investigation and evaluation.

VI. EXECUTIVE SESSION: The Board of Directors did not hold executive session.

VII. NEXT MEETING: Regular: TBD

VIII. ADJOURNMENT:

The Chair, President Sowell, adjourned the Regular Board of Directors meeting at 9:13 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