

# 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 25, 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: 107A, 165C, 93B, 105A, 7A, 4A, 115C, 48C, 140A, 124A, 73B, 132A, 146C, 89A, 33A, 95A, 36A, 124C, 95A, 146A, 191A, 113A, 25B, 154A, 19A.

**CALL TO ORDER:** Upon noting the presence of a quorum, President Sowell (the "Chair") called the meeting to order at 6:31 p.m.

**I. OWNERS CORRESPONDENCE:**

Owners' correspondence from 85C was discussed in executive session.

**II. MINUTES:**

**A.** A motion and a 2<sup>nd</sup> were made to approve the minutes of the "regular Board meeting" held August 23, 2022 as presented. the minutes were unanimously approved.

**III. REPORTS**

NOT VALID FOR RESALE

**Treasurers Report-** Treasurer Sokolowski provided a verbal report. there being no objection, the financials for July and August 2022 were filed for audit.

**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-** updates covered in the treasurer's report
- B. **Personnel Committee-** no update
- C. **Communication Committee-** no update
- D. **Grounds Committee-** Covered in the GM report
- E. **Security Committee-** a verbal report was provided by the chair and chief Hodges.

**IV. UNFINISHED BUSINESS:**

- A. **Bylaws amendment-** an update was provided on progress. This item remains open.
- B. **Mandatory H06 Resolution-** an update was provided on progress. This item remains open.

**V. NEW BUSINESS:**

- A. **Spectrum Cable/internet-** Treasurer Sokolowski provided update on executed contract and services. This item is closed.
- B. **Washer and Dryer Grandfather status-** a discussion was held. The item is removed from the agenda.
- C. **2023 Budget and Reserve Study-** a motion and a 2<sup>nd</sup> were made to approve the 2023 COB with a 2.54% increase and to approve the reserve study as presented. There was no objection. the motion was unanimously approved.

**VI. EXECUTIVE SESSION:** Hearing no objection the Board of Directors moved to executive session at 8:01 pm. The Board reconvened in regular session at 8:16pm.

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

**VIII. ADJOURNMENT:**

The Chair, President Sowell, adjourned the Regular Board of Directors meeting at 8:32 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

NOT VALID FOR RESALE