

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 25, 2023

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.

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:

Unit 140A-moved to executive session.

There were multiple emails received on the hot water in area 665.

There were multiple emails regarding the storage of personal hoses in the common area.

II. MINUTES:

A. The Minutes of the regular meeting of the Board of Directors held October 25, 2022 were approved as presented.

III. REPORTS

Presidents- The president provided a verbal report.

Treasurers Report- Treasurer Sokolowski provided a verbal report. there being no objection, the financials for September, October and Novembers 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. This item will become part of the PM update.
- B. **Mandatory H06 Resolution-** an update was provided on progress. This item remains open. This item will become part of the PM update.

V. NEW BUSINESS:

VI. **EXECUTIVE SESSION:** Hearing no objection the Board of Directors moved to executive session at 7:18 pm. The Board reconvened in regular session at 7:45pm.

VII. **NEXT MEETING: Regular:** Annual meeting scheduled for March 18, 2023.

VIII. ADJOURNMENT:

The Chair, President Sowell, adjourned the Regular Board of Directors meeting at 7:45 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