

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 April 25, 2023

PLACE: Zoom

DIRECTORS PRESENT: President Kathy Sowell, Vice President Lawrence Moore (arrived at 7:17), Treasurer Greg Sokolowski, Secretary Patrick Muldowney Directors' Tommy Sowell Regan Walford, 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 Kathy Sowell (the "Chair") called the meeting to order at 6:39 p.m.

I. OWNERS CORRESPONDENCE:

Correspondence from unit 14B, 25A, 103A were all moved to executive session.

There was a motion and a second to approve the request from unit 148B for reasonable accommodation to install a washer and dryer in accordance with all city and county guidelines, including required work permits. There was a discussion. An objection was made. The vote was as follows: Kathy-yes, Greg-yes, Patrick-yes, Regan-yes, Andrew-yes, Larry-no, Tommy-yes. The motion was approved 6-1.

II. MINUTES:

A. The Minutes of the regular meeting of the Board of Directors held January 25, 2023 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 December 2022, January, February and March 2023 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-** this committee is tabled until further advised.
- B. **Personnel Committee-** this committee is tabled until further advised.
- C. **Communication Committee-** Verbal update from The Chair.
- D. **Grounds Committee-** this committee is tabled until further advised.
- E. **Security Committee-** this committee is tabled until further advised.

IV. UNFINISHED BUSINESS: None

V. NEW BUSINESS: There were no new business decisions made.

VI. EXECUTIVE SESSION: Hearing no objection the Board of Directors moved to executive session at 7:54 pm. The Board reconvened in regular session at 8:52 pm.

VII. NEXT MEETING: Next Regular meeting of the Board of directors is scheduled for June 20, 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

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