

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 June 20, 2023

PLACE: Zoom

DIRECTORS PRESENT: President Kathy Sowell, Vice President Lawrence Moore, Treasurer Greg Sokolowski, Secretary Patrick Muldowney
Directors' Jim Waldon, Regan Walford, and Andrew Clark

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 6:32 p.m.

I. OWNERS CORRESPONDENCE:

None received prior to the meeting. Units represented at the meeting included: 146A, 107A, 103A, 132A, 96A, 23C, 169C, 4A, 163C, 103C, 130C.

II. MINUTES:

A. The Minutes of the regular meeting of the Board of Directors held April 25, 2023 were approved as presented.

III. REPORTS

Presidents- The president provided a verbal report.

Treasurers Report- The April 2023 financials were distributed prior to the meeting. Treasurer Sokolowski provided a verbal report. The April 2023 financials 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. **Communication Committee-** Verbal update from The Chair.
- B. **House Rules Committee-** This committee was formed, and Secretary Muldowney was named its chair.

IV. UNFINISHED BUSINESS: None

V. NEW BUSINESS:

- A. **Mandatory Insurance resolution & policy adoption-** there was a motion and a second to adopt the resolution drafted as presented. The motion was unanimously adopted.
- B. **Insurance deductible resolution & policy adoption –** There was a motion and a second to adopt the resolution draft as presented. The motion was unanimously approved.
- C. **Board Vacancy –** There was a motion and a second to appoint Jim Waldon to the vacant Directors position. The motion was unanimously adopted.
- D. **Employee Handbook Revisions -** there was a motion and a second to accept the draft of the employee handbook as revised by the firm of Torkildson, Katz and presented at this meeting. The motion was unanimously adopted.
- E. **D&O, commercial umbrella, commercial auto & fidelity bond –** There was a motion and a second to approve the renewal of the four policies for 2023/24 renewal. The motion was unanimously approved.

VI. EXECUTIVE SESSION: Hearing no objection the Board of Directors moved to executive session at 7:42 pm. The Board reconvened in regular session at 8:40 pm.

VII. NEXT MEETING: Next Regular meeting of the Board of directors is scheduled for August 15, 2023.

VIII. ADJOURNMENT:

The Chair, President Sowell, adjourned the Regular Board of Directors meeting at 8:40 p.m., upon unanimous consent of the Board.

Approved as to form and content.

PM

Patrick Muldowney, Secretary
AOAO MAKAHA VALLEY PLANTATION

A handwritten signature in cursive script, 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