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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 22nd, 2019

PLACE: Poolside at Makaha Valley Plantation

DIRECTORS PRESENT: President Tommy Sowell, Vice President Lawrence Moore, Treasurer Gregory Sokolowski, Directors: Hope Hatton and Regan Walford.

DIRECTORS EXCUSED: John Raimondi and Robert Coombes

BY INVITATION: Property Manager Allen Makua, General Manager Joseph Nunuha and Security Chief Christopher Hodges

GUESTS/OWNERS

PRESENT: Sowell-43A, Stuart-115C, Sacridier-71A

CALL TO ORDER: Upon noting the presence of a quorum, President Sowell (the "Chair") called the meeting to order at 6:35 p.m.

I. OWNER CONCERNS/CORRESPONDENCE: Airbnb bill hasn't passed yet and Peacocks "doing their business" on cars.

II. MINUTES:

Treasurer Sokolowski motioned for the approval of the draft version of the November 30th, 2018 Minutes of the prior board meeting, Director Walford seconded, and the motion was carried unanimously.

III. REPORTS:

Financial- Treasurer Sokolowski motioned to accept the financial reports for the months October 2018 through December 30th, 2018, subject to audit; Director Walford seconded, and the motion was carried unanimously.

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General Manager- Joseph Nunuha went over Landscaping and Maintenance updates. The board was also briefed on several upcoming/completed projects such as, Hi Power Solar completed to date building stabilizations on 124 units out of 194 and will continue at 5 units per year to completion; Oahu Gas bundled tanks to benefit from bulk rates resulting in cost savings to the AOA and the Tennis Court Resurfacing is scheduled for 2019.

Committee Reports:

- A. **Finance Committee-** Nothing to Report.
- B. **Personnel Committee-** Nothing to Report.
- C. **Communication Committee-** Chair Hatton informed the board of the upcoming newsletter and asked for any possible additions that board would like to include.
- D. **Grounds Committee-** Nothing to Report.
- E. **Security Committee-** Chair Moore informed the board of the Defibrillator added to the property and certified personnel on all shifts.

IV. UNFINISHED BUSINESS:

- A. **Rooftop PV Leasing-** Treasurer Sokolowski reported that Hawaii Unified may be able to offer credits for the Heat Pumps.
- B. **Heat Pump Proposal-** Treasurer Sokolowski reported that Hawai'i Unified may be able to save the AOA upwards of \$700k if bundling the PV Leasing and Heat Pump projects.

V. NEW BUSINESS:

- A. **None.**

VI. EXECUTIVE SESSION: The Board of Directors entered into Executive Session at

90 7:17 p.m., to discuss potential litigious matters. The Board adjourned Executive
91 Session at 8:05 p.m. to reconvene regular session.

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

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97 **VIII. ADJOURNMENT:**

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100 The Chair, President Sowell, adjourned the Regular Board of Directors meeting at
101 8:05 p.m., upon unanimous consent of the Board.

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Approved as to form and content;

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John Raimondi, Secretary
AOAO MAKAHA VALLEY PLANTATION

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Allen Makua

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By direction,
Allen Makua

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Property Manager/Recording Secretary
TOUCHSTONE PROPERTIES, LTD., AAMC®
Agent for AOAO Makaha Valley Plantation

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