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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 23, 2018

**PLACE:** Poolside at Makaha Valley Plantation

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

**DIRECTORS EXCUSED:** Secretary John Raimondi

**BY INVITATION:** Property Manager Izzy Bracic, General Manager Joseph Nunuha and Security Chief Christopher Hodges

### **GUESTS/OWNERS**

**PRESENT:** Forloff-188A, Ventura-11C, Cynkar-146A, Sowell-43A, Wardys163A, Singleton-55A, Mendez-48C, Lecompte-48A, Klinger-19A, Kendalled-7C, Pieta-7A

**CALL TO ORDER:** Upon noting the presence of a quorum, President Sowell (the "Chair") called the meeting to order at 6:36 p.m.

**I. OWNER CONCERNS/CORRESPONDENCE:** Landscapers' schedule, compliments of appearance of property, inquiries on solar panels, status of light posts, rooster annoyances, and Spectrum Cable box inquiry.

### **II. MINUTES:**

Vice President Moore motioned for the approval of the draft version of the October 24<sup>th</sup> 2017 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 of August, September, October and November, subject to audit; Director Hope seconded and the motion was carried unanimously.

45           **General Manager-** Joseph Nunuha- went over Landscaping and Maintenance  
46           updates. The board was briefed on several upcoming/ongoing  
47           projects; such as maintenance and repairs of the heat pumps and Hi  
48           Solar's progress regarding phase three of building structural work.  
49           Some other future projects that were mentioned: the new light  
50           fixtures/bases and installing of the rock wall signage in front of the  
51           property.

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**Committee Reports:**

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**A. Finance Committee-** Nothing to Report

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**B. Personnel Committee-** Nothing to Report

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**C. Communication Committee-** Director Hatton inquired from all  
60 in attendance, topics of interest to express in the upcoming  
61 Newsletter. Also communicated to the board an issue with an  
62 abandoned car, on the road to the property.

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**D. Grounds Committee-** Director Walford updated the board, the  
65 the mailbox project is completed and signed off by the city.

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**E. Security Committee-** Director Moore expressed his gratitude  
68 regarding the handling of the missile scare and how the whole  
69 community kept their composure. He made a suggestion to use  
70 the community channel to list the websites of all the important  
71 agencies, regarding emergency situations.

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**IV. UNFINISHED BUSINESS: None.**

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**V. NEW BUSINESS:**

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**A. Heat Pumps-** The board reviewed proposals and purchasing options for the  
78 replacement of all Heat Pumps located on property; due to the consistent repairs and  
79 difficulty of finding spare parts. No decision has been made as of yet.

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**B. Sewer Lines-** The Ground Committee and GM Nunuha will meet with a  
82 representative of the development group to discuss the details in which the sewer  
83 lines will be installed and to analyze both options that were submitted to the  
84 association. Due to the easement on the property, the association must abide to the  
85 adjacent developments' sewer request, but the Board and GM will monitor that all that  
86 was unsettled, will be brought back to its original condition.

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88           **C.     DVR Systems-** The board will review the DVR proposals that were submitted  
89           by GM Nunuha, at the board meeting.

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91           **D.     Leasehold-** The board unanimously agreed to reject the offer to purchase  
92           five leasehold leases that the community was given the opportunity to purchase,  
93           according to the associations documents.

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95       **VI.    EXECUTIVE SESSION:** The Board of Directors entered into Executive Session at  
96       8:45 p.m., to discuss potential litigious matters.

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

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100       **VIII.  ADJOURNMENT:**  
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102           The Chair, President Sowell, adjourned the Regular Board of Directors meeting at  
103           9:55 p.m., upon unanimous consent of the Board.

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107       Approved as to form and content;

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109       John Raimondi, Secretary  
110       AOAO MAKAHA VALLEY PLANTATION

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112       By direction,

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114  
115       Izzy Bracic  
116       Property Manager/Recording Secretary  
117       TOUCHSTONE PROPERTIES, LTD., AAMC®  
118       Agent for AOAO Makaha Valley Plantation