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MINUTES

AOAO of MAKAHA VALLEY PLANTATION

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Regular Meeting of the Board of Directors of the Association of Apartment Owners of Makaha Valley Plantation.

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DATE: Tuesday, July 31, 2018

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PLACE: Poolside at Makaha Valley Plantation

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

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DIRECTORS EXCUSED: None

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

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GUESTS/OWNERS

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PRESENT: Burmeister-139B, Palacio-112A, Ware-111A, Prapatat-115C, Shafr-39C, Singleton-55A, Shetler-42A, Haugen-7A, Ferretti-25B, Coykendall-7C

CALL TO ORDER: Upon noting the presence of a quorum, President Sowell (the "Chair") called the meeting to order at 6:30 p.m.

I. OWNER CONCERNS/CORRESPONDENCE: Implementing a new system regarding the issuance of barcodes for vehicles with temporary license plates, barking dogs, residents walking on the backside of condo.

II. MINUTES:

Treasurer Sokolowski motioned for the approval of the draft version of the May 22nd, 2018 Minutes of the prior board meeting, Director Hatton seconded and the motion was carried unanimously.

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III. REPORTS:

Financial- Treasurer Sokolowski motioned to accept the financial reports for the months April 30th, 2018 through May 31st, 2018, subject to audit; Director Coombes seconded, and the motion was carried unanimously.

General Manager- Joseph Nunuha went over Landscaping and Maintenance updates. The board was also briefed on several upcoming/completed projects; such as Spectrum completing the installation of the wifi for the Kiana Pool area, Hawaiian Isle Pump replacing the backflow preventer for the 757 area and Hawaiian Electric replacing the new jacks for the meter at the 687 wash house.

Committee Reports:

- A. **Finance Committee-** Nothing to Report.
- B. **Personnel Committee-** Nothing to Report.
- C. **Communication Committee-** Nothing to Report.
- D. **Grounds Committee-** Nothing to Report.
- E. **Security Committee-** Director Moore will be working with GM Nunuha and Security Chief Hodges on implementing a lesson plan with new employees, regarding Tsunamis and other possible natural disasters.

IV. UNFINISHED BUSINESS: None.

V. NEW BUSINESS:

Building Stabilization- Treasurer Sokolowski motioned to approve the stabilization of five buildings a year for the next two years, in order to take advantage of the cost savings rate of \$18,250 per building; Director Coombes seconded and the motion was carried unanimously.

Rooftop Leasing- The board discussed the possibility of leasing the roofs of the buildings for the installation of solar panels, which will lead to the lessee supplying the electricity for the Common Area's of Makaha Valley Plantation, roof upgrades being paid by the lesee and possible cost savings to individual homeowners'. Treasurer Sokolowski will research and present his findings to the board.

90 **Bicycling on Property-** The board spoke about possibly changing the house rules to
91 allow bicycle riding throughout the community, but were concerned that in doing so
92 unsupervised children might be put into danger by vehicles in motion.
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94 **Audit Proposal-** Treasurer Sokolowski motioned to approve the Audit Proposal
95 submitted by Felice Valmas CPA in the amount of \$2,300+tax a year for, three
96 years; Director Coombes seconded and the motion was carried unanimously.
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99 **VI. EXECUTIVE SESSION:** The Board of Directors entered into Executive Session at
100 8:26 p.m., to discuss potential litigious matters.

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102 **VII. NEXT MEETING: Regular:** TBD
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104 **VIII. ADJOURNMENT:**

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106 The Chair, President Sowell, adjourned the Regular Board of Directors meeting at
107 9:21 p.m., upon unanimous consent of the Board.
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111 Approved as to form and content;

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113 John Raimondi, Secretary
114 AOAO MAKAHA VALLEY PLANTATION
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116 By direction,

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119 Izzy Bracic
120 Property Manager/Recording Secretary
121 TOUCHSTONE PROPERTIES, LTD., AAMC®
122 Agent for AOAO Makaha Valley Plantation