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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, September 24, 2019

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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: Hope Hatton and Regan Walford

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DIRECTORS EXCUSED: Robert Coombes

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BY INVITATION: Property Manager Ismet Izzy Bracic, General Manager Joseph Nunuha, Security Chief Christopher Hodges and Ryno Irwin of Hawaii Unified

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GUESTS/OWNERS

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PRESENT: Dominguez-132A, Kogure-119A, Siu-118B, Spracklen-65A, Tellio-180B, Fielder-73B, Klinger-19A, Roche-172B and Johnson-131B

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CALL TO ORDER: Upon noting the presence of a quorum, President Sowell (the "Chair") called the meeting to order at 7:04 p.m.

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I. OWNER CONCERNS/CORRESPONDENCE: Security Cameras, Tree Overgrowth, Lanai Door, Airbnb, Feral Cats, and Split AC's.

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II. MINUTES:

Treasurer Sokolowski motioned for the approval of the Draft version of the July 23, 2019 Minutes of the prior board meeting; Director Walford seconded, and the motion was carried unanimously.

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III. REPORTS

Financial- Secretary Raimondi motioned to accept the financial reports for the

45 month of July 2019, subject to audit; Director Hatton seconded; the motion was
46 carried unanimously.

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48 **General Manager-** Joseph Nunuha went over Landscaping and Maintenance
49 updates. The board was also briefed on several upcoming/completed projects such
50 as paving of parking stalls, repairs of heat pumps and working with contractors on
51 bids for parking light fixtures.

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54 **Committee Reports:**

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56 **A. Finance Committee-** Committee Member Sokolowski advised the
57 board that the 2020 budget is being drafted and introduced Ryno from
58 Hawaii Unified to answer any questions the board and homeowners
59 may have regarding the PV Project.

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

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63 **C. Communication Committee-** Nothing to Report.

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65 **D. Grounds Committee-** Nothing to Report.

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67 **E. Security Committee-** Committee Member Moore reported that there
68 were no incidents out of the ordinary from the prior report Security
69 Committee report.

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71 **IV. UNFINISHED BUSINESS:**

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73 **A. Rooftop PV Leasing-** President Sowell motioned to approve the
74 revised letter of Intent submitted by Koloa Energy Developments, LLC
75 for the installation of a Photovoltaic System, which will provide energy to
76 the common elements and homeowners' units at a locked in rate; Vice
77 President Moore seconded and the motion was carried unanimously.

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80 **V. NEW BUSINESS:**

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82 **A. Reserve Funds Transfer-** Treasurer Sokolowski motioned to transfer
83 the General Operate Reserve Funds into the Replacement Reserve
84 Funds, for budget planning; Director Hatton seconded and the
85 motion carried unanimously.

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88 **VI. EXECUTIVE SESSION:** The Board of Directors entered Executive Session at 7:39
89 p.m. to discuss potential litigious matters, collection matters, personnel matters or to
90 preserve attorney client privileged information. The Board adjourned Executive
91 Session at 9:01 p.m. to reconvene regular session.
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94 **VII. NEXT MEETING: Regular: TBD**
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99 **VIII. ADJOURNMENT:**
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102 The Chair, President Sowell, adjourned the Regular Board of Directors meeting at
103 9:02 p.m., upon unanimous consent of the Board.
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105 Approved as to form and content;
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107 John Raimondi, Secretary
108 AOAO MAKAHA VALLEY PLANTATION
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110 By direction,
111 Ismet 'Izzy' Bracic
112 Property Manager/Recording Secretary
113 TOUCHSTONE PROPERTIES, LTD., AAMC®
114 Agent for AOAO Makaha Valley Plantation