

1 **MINUTES**
2 **AOAO of MAKAHA VALLEY PLANTATION**

3
4 Regular Meeting of the Board of Directors of the Association of Apartment Owners of
5 Makaha Valley Plantation.

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7 **DATE:** Tuesday, September 25th, 2018

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9 **PLACE:** Poolside at Makaha Valley Plantation

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11 **DIRECTORS PRESENT:** President Tommy Sowell, Vice President Lawrence Moore,
12 Secretary John Raimondi, Treasurer Gregory Sokolowski,
13 Directors: Hope Hatton and Regan Walford.

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17 **DIRECTORS EXCUSED:** Robert Coombes

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

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24 **GUESTS/OWNERS**

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26 **PRESENT:** Tapeni-179A, Sacridier-71A, West-25A, Johnson-131B,
27 McLeod-190B, Singleton-55A, Reimann-Siu-118B, Ferretti-
28 25B

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

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33 I. **OWNER CONCERNS/CORRESPONDENCE:** Kudos was given to all the staff and
34 homeowners which helped with the evacuation due to the brushfires,
35 residents/visitors suitcases rolling on steps loudly, updating the putting green/shuffle
36 board so the residents can use those amenities, increase in the mosquito
37 population and hurricane season prep.

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39 II. **MINUTES:**

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41 Treasurer Sokolowski motioned for the approval of the draft version of the July 31st,
42 2018 Minutes of the prior board meeting, Secretary Raimondi seconded, and the
43 motion was carried unanimously.
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III. REPORTS:

Financial- Treasurer Sokolowski motioned to accept the financial reports for the months June 2018 through July 31st, 2018, subject to audit; Secretary Raimondi 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 the repaving and striping of the parking stalls by the Board of Water Supply due to the water main break at the 707 Area, Hi Power Solar completed building stabilizations on the 112 and 105 buildings.

Committee Reports:

- A. Finance Committee-** Items of discussion are listed in New Business
- B. Personnel Committee-** Nothing to Report.
- C. Communication Committee-** Nothing to Report.
- D. Grounds Committee-** Nothing to Report.
- E. Security Committee-** Director Moore praised the personnel and residents regarding the handling of the fire. The legality and training of the staff regarding the use of defibrillators in emergency situations was discussed.

IV. UNFINISHED BUSINESS:

- A. Rooftop PV Leasing-** Treasurer Sokolowski is in talks with three companies regarding the leasing of the roofs for the installation of solar panels; The potential benefits are collecting enough lease rent to cover common area electricity charges, new coating on roofing which will last 20-25 years and the opportunity for homeowners' to purchase electricity directly from the vendor at a lower rate than what's being charged by the electric utility company.

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V. NEW BUSINESS:

- A. Heat Pump Proposal-** Treasurer Sokolowski is working with the PV companies and is attempting to bundle the replacement of the heat pumps within the lease of the roofs; once definitive proposals are drafted, they will be presented to the board for discussion.
- B. Oahu Gas-Tank-** Treasurer Sokolowski negotiated with Oahu Gas on lowering the annual rental price of the nine propane tanks to \$251.00, savings the association thousands of dollars; on top of that instead of having fluctuating prices based on the usage of each individual tank, pricing will be adjusted at a bulk rate to reflect the usage of all the tanks combines; Oahu Gas also agreed to come out and clean/paint the exiting tanks so are they are safely upkept.
- C. 2019 Draft Budget-** President Sowell motioned to approve a 3% increase to maintenance fees in order to keep up with rising costs of insurance, utilities and labor; Secretary Raimondi seconded and the motioned was carried unanimously.

VI. EXECUTIVE SESSION: The Board of Directors entered into Executive Session at 8:08 p.m., to discuss potential litigious matters. The Board adjourned Executive Session at 9:16 p.m. to reconvene regular session. The Board entered Executive Session a second time at 9:18p.m. and adjourned executive session at 9:41p.m.

VII. NEXT MEETING: Regular: TBD

VIII. ADJOURNMENT:

The Chair, President Sowell, adjourned the Regular Board of Directors meeting at 9:42 p.m., upon unanimous consent of the Board.

Approved as to form and content;

John Raimondi, Secretary
AOAO MAKAHA VALLEY PLANTATION

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

