

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 August 15, 2023

PLACE: Zoom

DIRECTORS PRESENT: President Kathy Sowell, Vice President Lawrence Moore, Treasurer Greg Sokolowski, Secretary Patrick Muldowney
Directors' Jim Waldon, Regan Walford, and Andrew Clark

DIRECTORS EXCUSED: None

BY INVITATION: General Manager Joseph Nunuha, Security Chief Christopher Hodges and Property Manager Chester Reeves

GUESTS/OWNERS An owner's forum was conducted.

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

I. OWNERS CORRESPONDENCE:

Unit 73B-pet waste cleanup-this item was addressed.

Units represented at the meeting included-116B, 174A,145A,18B, 110B, 105B, 97C, 62B, 166A, 165A, 164C, 153B, 106B, 100A, 89C, 64B, 64A, 31A, 18C.

II. MINUTES:

A. The Minutes of the regular meeting of the Board of Directors held June 20, 2023 were approved as presented.

III. REPORTS

Presidents- The president provided a verbal report.

Treasurers Report- The May and June 2023 financials were distributed prior to the meeting.

Treasurer Sokolowski provided a verbal report. The May and June 2023 financials were filed for audit.

General Manager- General Manager Nunuha gave a verbal account of his written report.

Security Chief- Chief of security Hodges, gave a verbal report.

Committee Reports:

- A. **Communication Committee-** Verbal update from The Chair.
- B. **House Rules Committee-** This committee was formed, and Secretary Muldowney was named its chair.

IV. UNFINISHED BUSINESS: None

V. NEW BUSINESS:

- A. **Reserve Analysis 2024- There** was a motion and a second to have Touchstone do the reserve update for 2024. And outside vendor will be used in 2025.

Area 687 Re-Paving – there was a motion and a second to approve the proposal from Miller Paving in the amount of \$111,500.00. the motion was unanimously approved.

VI. EXECUTIVE SESSION: Hearing no objection the Board of Directors moved to executive session at 7:47 pm. The Board reconvened in regular session at 8:35 pm.

VII. NEXT MEETING: Next Regular meeting of the Board of directors is scheduled for October 17, 2023.

VIII. ADJOURNMENT:

The Chair, President Sowell, adjourned the Regular Board of Directors meeting at 8:36 p.m., upon unanimous consent of the Board.

Approved as to form and content.

Patrick Muldowney, Secretary
AOAO MAKAHA VALLEY PLANTATION



By direction,
Chester Reeves, CMCA®, AMS®
Property Manager/Recording Secretary
TOUCHSTONE PROPERTIES, LTD., AAMC®
Agent for AOAO Makaha Valley Plantation