

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 October 17, 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 6:30 p.m.

I. OWNERS CORRESPONDENCE:

Unit 155A-unscheduled pool closures-this was discussed in the owners forum.

Unit #'s represented at the meeting included- 155A, 154A, 123A, 93C, 47A, 126B, 42B, 178C, 177A, 103C, 183B, 107A, 4A, 36A< 140A, 120B, 73B, 179A, 146A.

II. MINUTES:

A. The Minutes of the regular meeting of the Board of Directors held August 15, 2023, were approved as presented.

III. REPORTS

Presidents- The president provided a verbal report.

Treasurers Report- The July and August 2023 financials were distributed prior to the meeting.

Treasurer Sokolowski provided a verbal report. The July & August 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-** There was no report.

IV. UNFINISHED BUSINESS: None

V. NEW BUSINESS:

- A. **2024 COB budget and Reserves approval - There** was a motion and a second to approve the 2024 COB with a 20.28% increase and the Reserve update prepared by Touchstone properties, there was discussion. The motion was unanimously approved.

VI. EXECUTIVE SESSION: Hearing no objection the Board of Directors moved to executive session at 7:40 pm. The Board reconvened in regular session at 8:31 pm.

VII. NEXT MEETING: Next Regular meeting of the Board of directors is TBD.

VIII. ADJOURNMENT:

The Chair, President Sowell, adjourned the Regular Board of Directors meeting at 8:33 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