

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 January 23, 2024

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. at the request of the President and hearing no objection from the other members, the Property Manager Chester Reeves was appointed Chair Pro-Tem.

I. OWNERS CORRESPONDENCE:

162C Pet friendly pesticides

42B- Pet and Bee friendly pesticides,

94A- Pet friendly pest control

116A- feral animal control and health concerns associated.

130C- owners feeding feral animals.

140A- back gate access and use.

140A- annual meeting location and time allotment concerns.

Multiple units- Pool rules and unsupervised activity in the pool and other community areas.

194A- Pet registration tags and possible fines for owners not cleaning up after their pets.

Unit #'s represented at the meeting(see attached sheet)

II. MINUTES:

- A.** The Minutes of the regular meeting of the Board of Directors held October 17, 2023, were approved as presented.

III. REPORTS

Presidents- The president provided a verbal report.

Treasurers Report- The October and November 2023 financials were distributed prior to the meeting. Treasurer Sokolowski provided a verbal report. September and October 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. Fidelity Simple IRA matching for employee-** There was a motion and a second to approve the implementation of an employee simple IRA matching fund, authorizing the matching of up to 3%. The motion was unanimously approved.
- B. Owners Portal on AOAO Website-** there was a motion and a second to approve the communication committee proposal to build an owners portal on the AOAO website, to include meeting minutes, limited financials, AOAO governing documents and house rules. the motion was unanimously approved.
- C. 5A Renovation request exception to HR to allow a washer and dryer to be installed in the unit.** After discussion in executive session, there was a motion and a second to deny the request for an exception to the rules allowing for a washer and dryer to be installed in the unit. The motion was unanimously approved.

VI. EXECUTIVE SESSION: Hearing no objection the Board of Directors moved to

executive session at 7:50 pm. The Board reconvened in regular session at 8:51 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 8:53 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