

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 April 9, 2024

PLACE: Zoom

DIRECTORS PRESENT: President Jim Waldon, Vice President Lawrence Moore, Treasurer Greg Sokolowski, Secretary Bobbi Mothes, Directors' Patrick Muldowney and Andrew Clark

DIRECTORS EXCUSED: Regan Walford

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 Jim Waldon 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:

*Correspondence from the following units was addressed in the meeting.
143A, 154C, 140C, 191, 109B, 192A.*

II. MINUTES:

- A. The Minutes of the regular meeting of the Board of Directors held January 23, 2024 were approved as presented.
- B. The minutes of the annual meeting held March 2, 2024 were approved as presented.
- C. The minutes of the organizational meeting held March 2, 2024 were approved as presented.

NOT FOR USE WITH RESALE

III. REPORTS

Presidents- The president provided a verbal report.

Treasurers Report- The December 2023 and January 2024 financials were distributed. prior to the meeting. After review they 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. **Spa replacement contract-** there was a motion and a second to ratify the contract from Marmol Hawaii in the amount of \$157,060. The motion was unanimously approved.

VI. EXECUTIVE SESSION: Hearing no objection the Board of Directors moved to executive session at 7:25 pm. The Board reconvened in regular session at 8:47 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 8:47 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