

# 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 June 11, 2024

**PLACE:** Zoom

**DIRECTORS PRESENT:** President Jim Waldon, Vice President Lawrence Moore, Secretary Bobbi Mothes, Directors' Regan Walford and Andrew Clark

**DIRECTORS EXCUSED:** Patrick Muldowney

**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 6:40 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 Discussed in the meeting.*

**Unit 140A-** *correspondence regarding board voting in meetings, executive session, the newsletter, access to owner email list, meeting notes document votes. This was received 6/4/24 and forwarded to the board. - correspondence regarding bylaws voting change. Received 5/28/24 and forwarded to the board.*

**Unit 162C-** *access controls for guests and vehicles. Email correspondence dated 6/4/24 forwarded to the board for review.*

**Unit 107A-** *hybrid meeting to include in-person and Zoom.*

**Unit 122A-**

1. When will we be getting a copy of the Audit for 2023?
2. Will a parking committee be formed soon. I would like to be a member.

3. Also will homeowner be able to request a copy of the condo map pages 13 on document LC000217B and page 3 of document LC000217A?

4. I would like to ask why dog and cat owners are treated differently?

Dog owner are being held responsible for their actions cat owners not at all. Why?

Some fines for not following house rules in this area should also be introduced

5. When will the house rules be ready for review?

6. Does the Board have any suggestions for residences to the following ? HECO announced earlier this week that they plan on turning off the entire Valley of Makaha when winds get to a certain rate. (45 miles or more). HECO recommendation is to get a generator as one of their suggestion. Which MVP would not allow. So for those that have medical equipment that runs on electricity what are they supposed to do?

## II. MINUTES:

- A. The Minutes of the regular meeting of the Board of Directors held April 9, 2024 were approved as presented.

## III. REPORTS

**Presidents-** The president provided a verbal report.

**Treasurers Report-** The March and April 2024financials 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. Discussion of the annual fire inspection including defensible space was held. Update on ongoing chicken control issues. 34 chickens caught in April and May and over 400 eggs removed.

**Security Chief-** Chief of security Hodges, gave a verbal report. Report includes uptick in aggression towards staff. Further discussion of ongoing cases held in executive session.

### 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. Board Vacancy-** After open discussion, this item was moved to executive session.
- B. Heat pump/storage tank replacement –** item deferred. Waiting on proposals.
- C. Reserve Budget items 2024 –** Deferred until study completed,
- D. Hybrid Board Meeting-** there was open discussion. the item was deferred.
- E. Commercial Auto/D&O/Umbrell renewal-** There was a motion and a second to approve the renewal proposal from Insurance associates
  - 1. Commercial Auto \$2,848**
  - 2. Commercial umbrella \$9,713**
  - 3. D&O \$20,791**
  - 4. Fidelity Bond \$2,150**

The motion was unanimously approved.

**VI. EXECUTIVE SESSION:** Hearing no objection the Board of Directors moved to executive session at 8:05 pm. The Board reconvened in regular session at 8:34pm.

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

**VIII. ADJOURNMENT:**

The Chair, Property Manager Chester Reeves, hearing no objection adjourned the Regular Board of Directors meeting at 8:34 p.m., upon unanimous consent of the Board.

Approved as to form and content.

*BM*

Bobbi Mothes, 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