

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 13, 2024

PLACE: Zoom

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

DIRECTORS EXCUSED: Director Regan Wolford submitted his resignation via email prior to the meeting.

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 5:30 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 Discussed in the meeting.

Unit 129C- this topic was discussed in the owner's forum.

There were renewed calls for hybrid meetings, this was discussed. There was also a request for admin support in the zoom meeting.

II. MINUTES:

- A.** The Minutes of the regular meeting of the Board of Directors held June 11, 2024, were approved as presented.

III. REPORTS

Presidents- The president provided a verbal report.

Treasurers Report- The May and June 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 Andrew.
- B. **House Rules Committee-** The redline version of the updated house rules is being circulated for board input.

IV. UNFINISHED BUSINESS: None

V. NEW BUSINESS:

- A. **Tree Trimming** - There was a motion and a second to approve the proposal from Ohana Tree service in the amount of \$22,375. The motion was unanimously approved.
- B. **Ratify Golf Cart purchase** - There was a motion and a second to ratify the purchase of the used Cushman Golf Cart in the amount of \$3,550.00. The motion was unanimously approved.
- C. **Ratify Board appointment** - There was a motion and a second to ratify the appointment of Lyn Kaaihue to fill the vacant board position left by the resignation of Greg Sokolowsky. The motion was unanimously approved.
- D. **Fill Officer Vacancy** – This item was deferred to executive session for further discussion.
- E. **2025 Hawaii Inspection Group Level 1 Reserve Study** – There was a motion and a second to approve the study for use and distribution to owners. The motion was unanimously approved.

VI. **EXECUTIVE SESSION:** Hearing no objection the Board of Directors moved to executive session at 6:55 pm. The Board reconvened in regular session at 7:30 pm.

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 7:30 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