

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 September 17, 2024

PLACE: Zoom

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

DIRECTORS EXCUSED:

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 6:00 p.m. in executive session. Regular Session was called to order at 6:37 pm

I. EXECUTIVE SESSION: the Board opened in executive session to meet with collection attorneys Mark McKellar and Brian Tilker to discuss specifics of an upcoming settlement hearing and to appoint Board members to attend and to provide settlement authority. This ran from 6:00 pm to 6:36 pm

II. OWNERS CORRESPONDENCE:
Correspondence from the following units was Discussed in the meeting.
129C cat feeding.

III. MINUTES:

A. The Minutes of the regular meeting of the Board of Directors held August 13, 2024, were approved as presented.

IV. REPORTS

Presidents- The president provided a verbal report.

Treasurers Report- The May and July 2024 financials were distributed. prior to the meeting. the PM gave a verbal update and answered questions. 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-** Verbal Update from Patrick and an invite to review the redline document circulated to all board members 7/1/24
- C. **Grounds-** Patrick accepted the chair position and will solicit members.
- D. **Paint Committee -** Andrew was appointed the chair.
- E. **Security -** No update
- F. **Solar -** Lyn accepted the Chair. Trey and Jodie are members.

V. UNFINISHED BUSINESS: None

VI. NEW BUSINESS:

- A. **Ratify Board appointment -** There was a motion and a second to ratify the appointment of Trey Bland to fill the vacant board position left by the resignation of Regan Wolford. The motion was unanimously approved.
- B. **Fill Officer Vacancy –** There was a motion and a second to ratify Bobbi's nomination to the vacant Treasurer position. The motion was unanimously approved.
- C. **Ratify Cat Trapping pilot program -** There was a motion and a second to approve the cat trapping pilot program by Wendy Bright. The motion was unanimously approved
- D. **2024/25 General Liability renewal –** there was a motion and a second to approve the renewal premium for the AOAO general liability policy on the amount of \$57,676.00. the motion was unanimously approved.
- E. **2025 COB -** This was deferred to executive session for further discussion
- F. **CTA -** Corporate Transparency act registration- this was deferred

VII. EXECUTIVE SESSION: Hearing no objection the Board of Directors moved to executive session at 7:10 pm. The Property manager was excused from Executive session.

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

VIII. ADJOURNMENT: 7:10 pm

The President, hearing no objection adjourned the Regular Board of Directors meeting at 7:10 p.m. the Property manager was excused.

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