

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 October 8, 2024

PLACE: Zoom

DIRECTORS PRESENT: , Treasurer Bobbi Mothes, Secretary Patrick Muldowney, Directors Lyn Kaaihue, Trey Bland and Andrew Clark

DIRECTORS ABSENT: President Jim Waldon, Vice President Lawrence Moore

BY INVITATION: Property Manager Chester Reeves

GUESTS/OWNERS An owner's forum was conducted.

CALL TO ORDER: Upon noting the presence of a quorum, and in the absence of the Chair, the Property manager Chester Reeves called the meeting to order at 5:30 p.m. in executive session.
Regular Session was called to order at 6:36 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 owners regarding multiple topics including safer pesticides and feral animals were discussed.

III. MINUTES:

A. The Minutes of the regular meeting of the Board of Directors held September 17, were approved as presented.

IV. REPORTS

Presidents- no report was provided

Treasurers Report- The August 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 provided a written report. He was absent from the meeting.

Security Chief- Chief of security Hodges, provided a written report. He was absent from the meeting.

Committee Reports:

- A. **Communication Committee-** Verbal update from The Chair was provided.
- B. **House Rules Committee-** Verbal Update from the chair was provided.
- C. **Grounds-** Verbal Update from the chair was provided.
- D. **Paint Committee –** No update at this time.
- E. **Security -** No update
- F. **Solar –** The chair provided a verbal update.

ACTIVE PROJECTS:

- A. **Light poles -** permit in progress
- B. **Hot Tub -** work stopped until permit received.
- C. **Building leveling –** permits received on two previous leveling. There was a new

V. **UNFINISHED BUSINESS: None**

VI. **NEW BUSINESS:**

- A. **Heat Pump -** deferred for further information

VII. **EXECUTIVE SESSION:** Hearing no objection the Board of Directors moved to executive session at 7:11 pm. The Property manager was excused from Executive session.

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

VIII. **ADJOURNMENT: 7:11 pm**

The President, hearing no objection adjourned the Regular Board of Directors meeting at 7:11 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