

# 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 January 21, 2025

**PLACE:** Zoom

**DIRECTORS PRESENT:** President Jim Waldon, Treasurer Bobbi Mothes, Secretary Patrick Muldowney, Directors Lyn Kaaihue, Trey Bland, Lawrence Moore (joined at 5:54 pm), & Tim Richey

**DIRECTORS ABSENT:** none

**BY INVITATION:** Property Manager Chester Reeves, General Manager Joe Nunuha, Assistant Manager Chris Hodges

**GUESTS/OWNERS** An owner's forum was conducted.

**CALL TO ORDER:** Upon noting the presence of a quorum, the Property manager Chester Reeves, acting as Chair pro tem, called the meeting to order at 5:34 p.m.

**I. OWNERS CORRESPONDENCE:**

*Correspondence from owners regarding multiple topics including safer pesticides and feral animals were discussed.*

**II. MINUTES:**

**A.** The Minutes of the regular meeting of the Board of Directors held October 21, 2024, were approved as presented.

**III. REPORTS**

**Presidents-** no report was provided

**Treasurers Report-** October 2024 financials were reviewed and filed for audit.

**General Manager-** General Manager Nunuha 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-** no update was available.
- C. Grounds-** Verbal Update from the chair was provided. a proposal was put to new business
- D. Paint/Building Committee –** No update at this time.

**ACTIVE PROJECTS:**

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

**IV. UNFINISHED BUSINESS: None**

**V. NEW BUSINESS:**

- A. **Grounds upgrades** there was a motion and a second to approve the proposal from the grounds committee not to exceed \$2,000. The proposal includes a small retaining wall and hill side planting of Monstera. The motion was unanimously approved.
- B. **Board vacancy-** There was a motion and a second to ratify the appointment of Tim Richey, owner 96A, to fill the vacancy created by the resignation of Andrew Clark. The motion was unanimously approved.
- C. **Ratify 2025 budget revision** There was a motion and a second to ratify the approval of the revised budget that resulted in a reduction of the overall average increase to 4.12%. this motion was unanimously approved.

**VI. EXECUTIVE SESSION: Hearing** no objection the Board of Directors recessed regular session at 6:32 pm the board reconvened in executive session at 6:39 pm. The board exited the executive session at 6:50 pm.

**VII. NEXT MEETING:** Next Regular meeting of the Board of Directors is February 11, 2025.

**VIII. ADJOURNMENT: 6:50 pm**

The President, hearing no objection adjourned the Regular Board of Directors meeting at 6:50 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