

# 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 April 8, 2025

**PLACE:** Zoom

**DIRECTORS PRESENT:** President Lyn Kaaihue, Vice President Trey Bland, Treasurer Bobbi Mothes, Secretary Patrick Muldowney, Directors Lawrence Moore, & Tim Richey

**DIRECTORS ABSENT:** Director Jim Waldon

**BY INVITATION:** Property Manager Chester, Assistant Manager Chris Hodges

**GUESTS/OWNERS** Owners Forum was conducted from 5:35pm unit ~6:10 pm.

**CALL TO ORDER:** Upon noting the presence of a quorum, President Kaaihue called the meeting to order at 5:35 p.m.

**I. OWNERS CORRESPONDENCE:**  
*None submitted*

**II. MINUTES:**

- A.** The Minutes of the regular meeting of the Board of Directors held February 11, 2025, were approved as presented.
- B.** The draft minutes of the annual meeting held March 1, 2025, were approved as presented.
- C.** The draft minutes of the organizational meeting held March 1, 2025, were approved as presented.

**III. REPORTS**

**Presidents-** no report was provided

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

**General Manager-** Assistant GM Chris Hodges provided a verbal update on the written report.

**Committee Reports:**

- A. Communication Committee-** Kim Dunn was appointed Chair
- B. Grounds-** Verbal Update from the chair was provided on the retaining wall and the planting of the monstera
- C. Paint/Building Committee –** Verbal updates were provided.
- D. Heat Pumps** A verbal update was provided on the proposed replacements.

**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. Records storage** – There was a motion and a second to approve record storage with Access. The motion was unanimously approved.

**VI. EXECUTIVE SESSION: Hearing** no objection the Board of Directors adjourned the regular session at 6:28 pm the board reconvened in executive session at 6:32 pm. The board adjourned the executive session at 8:30 pm.

**VII. NEXT MEETING:** Next meeting TBD

**VIII. ADJOURNMENT: 7:30 pm**

The Chari, hearing no objection adjourned the Regular Board of Directors meeting at 8:30 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