

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 12, 2025

PLACE: Zoom

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

DIRECTORS ABSENT:

BY INVITATION: Property Manager Chester, Assistant Manager Chris Hodges Frank Vagai' Security Chief.

GUESTS/OWNERS Owners Forum

CALL TO ORDER: Upon noting the presence of a quorum, President Kaaihue called the meeting to order at 5:34 p.m.

I. OWNERS CORRESPONDENCE:
None submitted

II. MINUTES:

A. The Minutes of the regular meeting of the Board of Directors held June 19, 2025, were approved as corrected.

III. REPORTS

Presidents- To open the meeting, the president gave a verbal update. Topics included but were not limited to, pet waste, the common area use, the golden rule, video recording policy and

Treasurers Report- January & February 2025 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-** the chair was absent.
- B. Grounds-** no new updates
- C. Paint/Building Committee –** the contract is up for vote in new business
- D. Heat Pumps** A verbal update was provided on the proposed replacements.

ACTIVE PROJECTS:

- A. Light poles -** permit in progress. And update was provided on the permits.

- B. **Hot Tub** - work stopped until permit received. An update was provided by Lyn on the status of the permit.
- C. **Work Truck Replacement** – The GM is still searching.
- D. **Property Access Control** – brief verbal status update provided by Jodie.

IV. UNFINISHED BUSINESS: None

V. NEW BUSINESS:

- A. **Board vacancy** – There was a motion and a second to appoint Jodie Tonita to fill the vacant position. The motion was unanimously approved.
- B. **Vending Contract** _ There was a motion and a second to approve the proposal from Alaka`i vending for the property vending contract. The motion was unanimously approved.
- C. **Ratify GM Agreement** – There was a motion and a second to approve the GM contract for Chris Hodges as presented. The motion was unanimously approved.
- D. **Window replacement option** – there was a motion and a second to approve the Pella Series 250 single hung 31.5x59.5 white, and the Pella Series 250 Casement Left 31.5X61.5 white. After discussion the motion was unanimously approved.
- E. **Building Painting** – There was a motion and a second to approve the proposal from EKO painting for the wood repair, prep and painting of buildings 99 to 116 in the amount of \$289,600 base bid. There was discussion. The motion was unanimously approved.
- F. **PVR Repairs** – There was a motion and a second to approve the proposal from All Around Plumbing for PVR repair in the amount of \$6,544.00. The motion was unanimously approved.
- G. **Unit 165A sale**- There was a motion and a second to approve the sale of unit with the proceeds going to the reserve fund and to allow

VI. EXECUTIVE SESSION: Hearing no objection the Board of Directors adjourned the regular session at 7:09 pm and the board reconvened the meeting in executive session at 7:12 pm. The board adjourned the executive session at 8:26 pm.

VII. NEXT MEETING: Next meeting September 9, 2025, 6:00 pm

VIII. ADJOURNMENT:

The Chair, hearing no objection, adjourned the Regular Board of Directors meeting at 8:21 p.m.

Approved as to form and content.

PM

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