

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 9, 2025

PLACE: Zoom

DIRECTORS PRESENT: President Lyn Kaaihue (arrived 6:32pm), 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, at the request of the President Treasurer Mothes acted as chair and called the meeting to order at 6:02 p.m.

I. OWNERS CORRESPONDENCE:
None submitted

II. MINUTES:

A. The Minutes of the regular meeting of the Board of Directors held August 12, 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. **Propane gas contract renewal** There was a motion and a second to approve the new Ameri gas 5-year agreement with an increase from \$4.267 to \$4.718. The motion was unanimously approved.
- B. **Resident security camera policy-** there was a motion and a second to ratify the policy adopted in the executive session April 8, 2025 at the direction of counsel, the motion was unanimously approved.
- C. **House Rules Update** – There was a motion and a second to adopt the House rules with the recommendations of Conseil including the maximum fine of \$100. There was discussion. The vote was as follows Tim-yes, Trey-yes, Jodi-yes, Lyn-yes, Bobbi-yes, Larry-no, Patrick-yes. The motion was approved. The rules will be made ready to release to owners for a 30-day review period.
- D. **Pool Filter repair/replacement** There was a motion and a second to approve the filter vessel and change and multi-port valve repairs. Estimated at \$8,000. The motion was unanimously approved.

VI. EXECUTIVE SESSION: Hearing no objection, the Chair adjourned the regular session at 7:16 pm. The Chair called executive session to order at 7:21 pm and closed executive session at 8:49 pm

VII. NEXT MEETING: Next meeting October 14, 2025, 6:00 pm

VIII. ADJOURNMENT:

The Chair, hearing no objection, adjourned the Regular Board of Directors meeting at 8:49 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