

MINUTES

AOAO of MAKAHA VALLEY PLANTATION

Regular Meeting of the Board of Directors of the Association of Apartment Owners of Makaha Valley Plantation.

DATE: Wednesday January 7, 2026

PLACE: Zoom

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

DIRECTORS ABSENT: President Lyn Kaaihue was excused

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

GUESTS/OWNERS Owners Forum

CALL TO ORDER: Upon noting the presence of a quorum, at the request of the Vice President Bland called the meeting to order at 6:03 p.m.

I. OWNERS CORRESPONDENCE:

Owners' correspondence from unit 24A was discussed from 6:05 pm – 6:19 pm regarding birds, tree trimming.

Owners Correspondence from Partick Muldowney regarding the B unit A/C installed over lanais below. 6:20 pm to 6:23 pm.

Correspondence from Shelly Hunt 6:24 pm to 6:34 pm. topics were unauthorized individuals in the washroom, Storage on Lanais, Window Covers, Vehicle registration, Marijuana smoke, pets.

II. MINUTES:

A. The Minutes of the regular meeting of the Board of Directors held November 11, 2025, were approved as presented.

III. REPORTS

Presidents - the president was absent

Treasurers Report - August and September 2025 financials were reviewed and filed for audit.

General Manager - Assistant GM Chris Hodges provided a verbal update to the written report. A copy is available on request.

Committee Reports:

- A. **Communication Committee**- the chair was absent.
- B. **Grounds**- There was an update from the chair.
- C. **Paint/Building Committee** – Chair update to the progress on the contract.
- D. **Heat Pumps** – Trey updated the status of installations. Also 19 additional heat pumps have been ordered.
- E. **Budget Committee** – Chair provided update on the insurance renewal, the gate arm installation and the distribution of

ACTIVE PROJECTS:

- A. **Light poles** - permit in progress.
- B. **Hot Tub** - work stopped until permit received.

IV. UNFINISHED BUSINESS: None

V. NEW BUSINESS:

- A. no new business.

VI. EXECUTIVE SESSION: Hearing no objection, the Chair adjourned the regular session at 6:53 pm The Chair called executive session to order at 7:00 pm and closed executive session at 8:06 pm.

VII. NEXT MEETING: Next meeting TBD

VIII. ADJOURNMENT:

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