

# 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 November 11, 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, at the request of the President Kaaihue 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 October 14, 2025, were approved as presented.

**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-** July 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-** There was a discussion but no new updates.
- C. Paint/Building Committee –** The contract is being drafted
- 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. **Property Access Control** – This project is completed.

**IV. UNFINISHED BUSINESS: None**

**V. NEW BUSINESS:**

- A. There was a motion and a second to adopt the revised house rules, to effective December 16, 2025. The motion was unanimously adopted.
- B. There was a motion and a second to approve the 2026 Cash Operating Budget and the 2026 Reserve Study. The motion was unanimously approved.
- C. There was a motion and a second to approve the purchase of the remaining 19 heat pumps in the amount of \$506, 958.00 not including installation and GET. The motion was unanimously approved.
- D. There was a motion and a second to approve REAP parking pass program, capping the monthly allowable number at 3 per household. The motion was unanimously approved.

**VI. EXECUTIVE SESSION:** Hearing no objection, the Chair adjourned the regular session at 7:40pm. The Chair called executive session to order at 7:42 pm and closed executive session at 8:54 pm

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

**VIII. ADJOURNMENT:**

The Chair, hearing no objection, adjourned the Regular Board of Directors meeting at 8:54 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