

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 February 10, 2026

PLACE: Zoom

DIRECTORS PRESENT: President Lyn Kaaihue, Secretary Patrick Muldowney, Directors Lawrence Moore, Tim Richey, Jodie Tonita

DIRECTORS ABSENT: Vice President Trey Bland, Treasurer Bobbi Mothes 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, President Kaaihue called the meeting to order at 6:02 p.m.

I. **OWNERS CORRESPONDENCE:** there was an owners forum from ~6:00 pm to ~6:16 pm. the correspondence received regarding fire breaks and security were discussed.

II. MINUTES:

A. The Minutes of the regular meeting of the Board of Directors held January 7, 2026, were approved as presented.

III. REPORTS

Presidents - the president was absent

Treasurers Report – The Treasurer was absent.

General Manager - 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. And verbal discussion from the board and the owners

- C. **Paint/Building Committee** – Chair update to the progress on the contract.
- D. **Budget Committee** – Chair provided verbal update

ACTIVE PROJECTS:

- A. **Light poles** - permit in progress.
- B. **Hot Tub** - work stopped until permit received.
- C. **Heat Pumps** – Trey updated the status of installations.

IV. UNFINISHED BUSINESS: None

V. NEW BUSINESS:

- A. There was a motion and a second to ratify the purchase of the used 2019 RXV Elite Lithium golf cart for security from golf concepts proposal dated 1/14/26 in the amount of \$6,109.95. Hearing no objection, the motion was adopted.
- B. There was a motion and a second to ratify the Ohana Tree trimming proposal dated 1/26/26 in the amount of \$46,073.28. Hearing no objection, the motion was adopted.
- C. The shared fence with MOE was tabled.
- D. Tree removal request 117-118. This was deferred for further information
- E. There was a motion and a second to award staff 2 additional holidays, MLK Day and King Kamehameha Day. Hearing no objection the motion was adopted.
- F. There was a motion and a second to allow PTO carry over to increase from 40 hours annually to 80 hours annually. Hearing no objection, the motion was adopted.
- G. There was a motion and a second to approve the proposal from Superior Plumbing Services estimate # 1072 in the amount of \$6,073.30 to replace the 707-area hot water storage tank. The motion was adopted.
- H. There was a motion and a second to approve the proposal from High Power Solar dated December 14, 2026, in the amount of \$166,980.00 plus GET \$29,139.00 total price \$174,828.00 for building leveling of buildings 1,2,5,6,8,10. The motion was adopted.

VI. EXECUTIVE SESSION: Hearing no objection, the Chair adjourned the regular session at 7:22 pm The Chair called executive session to order at 7:29 pm and closed executive session at 8:11 pm.

VII. NEXT MEETING: Annual Meeting March 7, 2026 12:00 pm Registration.

VIII. ADJOURNMENT:

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

AOAO Makaha Valley Plantation
Minutes of the Regular Board of Directors Meeting
February 10, 2026

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