

# 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 April 14, 2026

**PLACE:** Zoom

**DIRECTORS PRESENT:** President Lyn Kaaihue, Vice President Trey Bland, Secretary Sean Graham, Treasurer Jodie Tonita, Directors Abel Soares (on Zoom with Director Lehman), Donald Hunt, Samarra Lehman

**DIRECTORS ABSENT:**

**BY INVITATION:** Property Manager Chester, Assistant Manager Chris Hodges, Security Chief Albert Iokepa

**GUESTS:** None

**CALL TO ORDER:** Upon noting the presence of a quorum, President Kaaihue called the meeting to order at 6:06 p.m.

**I. OWNERS CORRESPONDENCE:** there was an owners' forum from ~6:09 pm to ~6:26 pm.

**II. MINUTES:**

- A.** The Minutes of the regular meeting of the Board of Directors held February 10, 2026, were approved as corrected.
- B.** The draft version of the minutes of the annual meeting held March 7, 2026, were approved as corrected.
- C.** The draft version of the minutes of the Organizational meeting held March 7, 2026, were approved as corrected.

**III. REPORTS**

**Presidents** - the president was absent

**Treasurers Report** – The Treasurer Presented the October Financials. After review they were filed for audit.

**General Manager** - GM Chris Hodges provided a verbal update to the written report. A copy is available on request. Topics included but were not limited to parking; lanais maintenance and storage; Chicken & Rooster population and control; smoking and secondhand smoke; security, specifically TROs.

**Committee Reports:**

- A. **Communication Committee**- the chair position was offered to Secretary Graham. He accepted.
- B. **Grounds**- The Chair is vacant.
- C. **Paint/Building Committee** – The chair was offered to Director Sores. He accepted the appointment.
- D. **Budget Committee** – Chair Tonita provided brief verbal update

**ACTIVE PROJECTS:**

- A. **Light poles** - permit in progress.an update was provided by the Chair.
- B. **Hot Tub** – Update by the chair, included permit status being approved and work resuming.
- C. **Heat Pumps** – Chair Bland offered a verbal update on the status of delivery and anticipated installation of the remaining 19 heat heap pumps.

**IV. UNFINISHED BUSINESS: None**

**V. NEW BUSINESS:**

- A. There was a motion by VP Bland and a second to ratify the email approval of the emergency roof repair by All Around Roofings proposal dated 1/16/26 in the amount of \$14,545 for Bldg. 161. Vote was as follows: Treasurer Tonita-2<sup>nd</sup>; President Kanihue-yes; Secretary Grahm-abstained; director Hunt-abstain; Director Soares-abstain; Director Lehman- abstain. The count is 3 in favor 0 against 4 abstained. The motion was adopted.
- B. There was a motion to approve the approval check list for window installation per the Board Resolution Window Policy r1, effective 11-1-2025. The vote was as follows: VP Bland motion; President Kaaihue-yes; Secretary Graham-yes; Treasurer Tonita-2<sup>nd</sup>; Director Hunt-abstain; Director Lehman-abstain; Director- Soares-abstain. The motion was adopted 4 in favor, 0 against, 3 abstained.
- C. There was a motion and a 2<sup>nd</sup> to deny the request of AOAO Makaha Ocean View Estates to share in the fence cost. The motion was unanimously adopted.

**VI. EXECUTIVE SESSION:** Hearing no objection, the Chair adjourned the regular session at 8:19 Pm. After a short recess The Chair called executive session to order at 8:24 pm and closed executive session at 9:30 pm.

**VII. NEXT MEETING:** Annual Meeting Tuesday May 12, 2026 12:00 pm Registration.

**VIII. ADJOURNMENT:**

The Chair, hearing no objection, adjourned the Regular Board of Directors meeting at 9:31 p.m.

Approved as to form and content.



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