

**Makaha Valley Plantation AOA
Organizational Meeting of the Board of Directors**

DATE: Saturday, March 7, 2026

PLACE: Ka`aha`aina Café
Waianae Cost Comprehensive Health Center
86-260 Farrington Hwy, Waianae, HI 96792

DIRECTORS PRESENT: Lyn Kaaihue, Bobbi Mothes, Trey Bland, Tim Richey, Jodie Tinita, Abel Maneo Soares,

DIRECTORS ABSENT: Donald Hunt

BY INVITATION: Property Manager Chester Reeves, Parliamentarian Steve Glanstein

CALL TO ORDER:

Interim President Lyn Kaaihue called the meeting to order at 4:16 p.m. Hearing no objection, the Parliamentarian Steve Glanstein was appointed Chair Pro-Tem.

ELECTION OF OFFICERS:

The following slate of Association Officers were elected by acclamation:

President Lyn Kaaihue
Vice-President Trey Bland
Secretary Bobbi Mothes
Treasurer Jodie Tonita

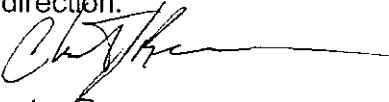
NEXT BOARD MEETING:

Without objection, the next regular Board meeting was scheduled for April 14, 2025, at 6:00 p.m. via Zoom

ADJOURNMENT:

The meeting adjourned at 4:18 p.m.

Bobbi Mothes, Secretary
Makaha Valley Plantation AOA
By direction.



Chester Reeves, CMCA®, AMS®
Recording Secretary
for TOUCHSTONE PROPERTIES LTD.,
as Agent for Makaha Valley Plantation AOA



Association of Apartment Owners of
Makaha Valley Plantation
Annual Meeting Minutes
March 7, 2026
Ka`aha`aina Café
Waianae Cost Comprehensive Health Center
86-260 Farrington Hwy, Waianae, HI 96792

CALL TO ORDER

The President Lyn Ka`aihue called the meeting to order at 1:01 p.m. The ownership represented in person and by proxy was 55.8670%. Steve Glanstein, Professional Registered Parliamentarian, was appointed to chair the meeting by unanimous consent.

APPROVAL OF MINUTES

The minutes of the 2025 annual meeting were approved as written.

REPORTS OF OFFICERS

There were no reports of officers

APPOINTMENT OF TELLERS

Kathy Sowell and Guy Harriot were appointed tellers to certify any counted vote for the meeting.

ELECTION OF DIRECTORS

Nominations and elections were conducted for 4 positions. The vote necessary for election was greater than 26.4335% and candidates achieved this threshold. The results are:

Candidates	Ballot # 1 (%)	Results of the voting
Sean Graham	24.6458	No elected
Donald Hunt	28.21245	2028
Lawrence Moore	8.48017	Not elected
Tim Richey	26.98040	2028
Greg Sokolowski	11.6.8887	Not elected
Jodi Tonita	25.04602	Not elected
Swati Shinde	16.10128	Not elected
Abel Soares	25.83835	Not elected
Candidates	Ballot # 2(%)	Results of the voting
Sean Graham	23.02308	Not elected
Lawrence Moore	2.89388	Not elected
Greg Sokolowski	7.86138	Not elected
Jodie Tonita	19.76962	Not elected

Samarra Lehman	.5630	Not elected
Abel Soares	27.29423	2028
Candidate	Ballot # 3(%)	Results of the voting
Sean Graham	18.93048	Not elected
Jodie Tonita	19.28736	Not elected
Candidate	Ballot # 4(%)	Results of the voting
Jodie Tonita	33.18692	2028

NEW BUSINESS

Tax Rollover Resolution – The following resolution was adopted by unanimous consent:

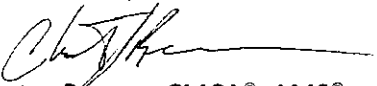
Resolved by the owners of the Association, That the amount by which each member's assessment in 2026 exceeds the total payments of the Association for maintenance, repairs and other expenses and capital expenditures of the Association as the board of directors has appropriately paid or determined payable, shall be applied to regular member assessments in the year 2027.

Approval of the Property Management Contract – The property management contract with Touchstone Properties LTD was approved by unanimous consent (the vote necessary for adoption was a majority of the voting power).

ADJOURNMENT

moved to adjourn the meeting, the motion was adopted and the meeting adjourned at 4:12 pm.

Patrick Muldowney, Secretary
Makaha Valley Plantation AOA


Chester Reeves, CMCA®, AMS®
Recording Secretary
for TOUCHSTONE PROPERTIES LTD.,
as Agent for Makaha Valley Plantation AOA