

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 May 12, 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), Samarra Lehman

DIRECTORS ABSENT: Donald Hunt

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 6:04 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 April 14, 2026, were approved as corrected.

III. REPORTS

Presidents – A verbal update was given.

Treasurers Report – The Treasurer Presented the November 25. After reviewing they were filed for audit.

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

Committee Reports:

- A. Governing Documents Committee-** Committee created, Chair Treasurer Tonita, members, Secretary Graham, VP Bland.
- B. Communication Committee-** Chair Graham provided an update on newsletter and the town hall. There was a motion to approve the expenditure not to exceed

\$3,500 to support the purchase of equipment necessary to provide hybrid meetings. The motion was unanimously approved.

- C. **Grounds-** The committee was dissolved.
- D. **Paint/Building Committee** – The chair offered a brief verbal update.
- E. **Heat Pump-** this committee was dissolved.
- F. **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. The riding mower was deferred.

VI. EXECUTIVE SESSION: Hearing no objection, the Chair adjourned the regular session at 7:22 pm. After a short recess The Chair called executive session to order at 7:30 pm and closed executive session at 9:13 pm.

VII. NEXT MEETING: Regular Board Meeting Tuesday June 9 12, 2026 6:00 pm.

VIII. ADJOURNMENT:

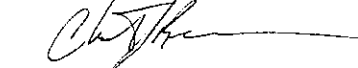
The Chair, hearing no objection, adjourned the Regular Board of Directors meeting at 9:31 p.m.

AOAO Makaha Valley Plantation
Minutes of the Regular Board of Directors Meeting
May 12, 2026

Approved as to form and content.



Sean Graham, 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