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 June 16, 2026
PLACE:	Zoom
DIRECTORS PRESENT:	President Lyn Kaaihue (joined late), Vice President Trey Bland, Treasurer Jodie Tonita, Director(s) Donald Hunt, Samarra Lehman
DIRECTORS ABSENT:	Secretary Sean Graham Directors Abel Soares
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, Vice President Bland, at the request of the President, called the meeting to order at 6:03 p.m.

I. OWNERS CORRESPONDENCE: there was an owners' correspondence received from Units 36A, 68C, 95A & 124C regarding insurance. An anonymous owner submitted correspondence on second hand smoke.

II. MINUTES:

A. The Minutes of the regular meeting of the Board of Directors held May 12, 2026, were approved as presented.

III. REPORTS

Presidents – A verbal update was given.

Treasurers Report – The Treasurer Presented the January 26. 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- Chair** Treasurer Tonita, members, Secretary Graham, VP Bland. There was no update.

B. **Communication Committee-** Chair Graham-the chair was absent

C. **Paint/Building Committee –** The chair was absent

D. **Budget Committee –** Chair Tonita provided brief verbal update

ACTIVE PROJECTS:

A. **Light poles –** no update

B. **Hot** Tubs are complete. The permit is closed.

IV. UNFINISHED BUSINESS: None

V. NEW BUSINESS:

A. Treasurer Tonita moved that the Board of Directors authorize the Board to execute an agreement with Bergeman Group for a Level 2 Property Condition Assessment in the amount of $38,250, plus applicable Hawaii General Excise Tax, subject to the following conditions:

1. CCTV Sewer Survey Authorization
The underground sanitary sewer CCTV survey is approved as a reimbursable expense in an amount not to exceed $4,000, without further Board approval.

2. Electrical Panel Inspections Authorization
Two (2) to three (3) internal electrical panel inspections are approved as part of the project scope, with a combined cost not to exceed $4,000, inclusive of coordination and licensed electrician services, without further Board approval.

3. Flash Analysis Exclusion
A formal arc flash analysis is not included in the authorized scope. Should Bergeman Group recommend such analysis at a later stage, the Treasurer shall present a separate request to the Board for review and approval prior to proceeding.

Hearing no objection the motion was adopted.

B. There was a Motion and a second to approve the replacement of the Security Computer, not exceed $2500. The was no objection. The motion was unanimously approved.

C. There was a motion and a second to approve the proposal from Commercial roofing in the amount of 1$1303.00 to repair the Stairwell roof between bldg. 141& 142. The motion was unanimously approved.

D. There was a motion and a second to approve the proposal from Commercial roofing in the amount of $5,895.00 plus Get coat the roof of bldg. 145. The motion was unanimously approved.

E. There was a motion and a second to approve the proposal from Glass Guru in the amount of $1900 plus 89.53 GET to replace the window art 13C.the motion was unanimously approved.

F. There was a motion and a second to approve the renewal of the Commercial Auto, the Commercial Umbrella, Directors & Officers and Fidelity Bond insurance policies Hearing no objection. The motion was adopted.

VI. EXECUTIVE SESSION: Hearing no objection, the Chair adjourned the regular session at 7:31 pm. After a short recess The Chair called executive session to order at 7:35 pm and closed executive session at 8:36 pm.

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

VIII. ADJOURNMENT:

The Chair, hearing no objection, adjourned the Regular Board of Directors meeting at 8:36 p.m.

Approved as to form and content.
SG
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