

MINUTES

AOAO of MAKAHA VALLEY PLANTATION

Regular Meeting of the Board of Directors of the Association of Apartment Owners of Makaha Valley Plantation.

DATE: Thursday July 9, 2026

PLACE: Zoom

DIRECTORS PRESENT: President Lyn Kaaihue (joined late), Secretary Sean Graham, Director(s) Donald Hunt, Samarra Lehman, Abel Soares

DIRECTORS ABSENT: Vice President Trey Bland Treasurer Jodie Tonita

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 forum conducted from ~6:04 pm to ~6:08 pm

II. **MINUTES:**

- A. The Minutes of the regular meeting of the Board of Directors held June 16, 2026, were approved as presented.

III. **REPORTS**

Presidents – A verbal update was given. This included updates on the light poles and the hot tubs. The Salvation Army donation drive was announced.

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. **Governing Documents Committee- Chair** Treasurer Tonita, members, Secretary Graham, VP Bland. The chair was absent.
- B. **Communication Committee-** Chair Graham-the chair was absent

C. **Paint/Building Committee** – Director Hunt was offered the Chair and accepted. Members include Treasurer Tonita, VP Bland President Kaaihui.

D. **Budget Committee** – The Chair was absent.

ACTIVE PROJECTS:

A. **Light poles** – no update

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

IV. **UNFINISHED BUSINESS: None**

V. **NEW BUSINESS:**

A. There were no new business items

VI. **EXECUTIVE SESSION:** Hearing no objection, the Chair adjourned the regular session at 6:28 pm After a short recess The Chair called executive session to order at 7:35 pm and closed executive session at 6:36 pm.

VII. **NEXT MEETING:** Regular Board Meeting **Tuesday July 9**, 2026, 6:00 pm.

VIII. **ADJOURNMENT:**

The Chair, hearing no objection, adjourned the Regular Board of Directors meeting at 7:07 pm p.m.

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