

**LAHAINA RESIDENTIAL ASSOCIATION OF APARTMENT OWNERS
BOARD OF DIRECTORS MEETING MINUTES
WEDNESDAY, OCTOBER 7, 2020**

CALL TO ORDER:

A quorum being present, President Jerry Scheltens called the Board of Directors Meeting of the Association of Apartment Owners of Lahaina Residential to order at 4:20 PM. Meeting was held at Lahaina Residential BBQ area.

DIRECTORS PRESENT IN PERSON OR VIA PHONE:

President, Jerry Scheltens; Vice President, Paul Ratterman (via phone); Treasurer, Gloria Kaufman; Secretary, Dawn Allen, Director (via phone)

DIRECTORS ABSENT:

Chris Montana

OWNERS PRESENT:

Carol Marks #114; Joan Warner #105; Tina Scheltens #104; Rebecca Wimmer #204; Anne McCoy #219; Jeff Hedlund #214; Ginger Toth #129; Karen Salas #107; Eugene Ehrlich #102; DJ Jordan #128

OTHERS PRESENT:

Rod Quam, Lysa Tracy & Michael Deatrck, Quam Properties – Managing Agent.

CERTIFICATION OF NOTICE:

Rod Quam certified that Notice of Meeting was sent to all Directors, posted on property, and a copy was filed in the office on September 20, 2020.

APPROVAL OF MINUTES:

Motion: *To approve the minutes dated July 28, 2020 as presented.
(Allen/Kaufman)* **CARRIED** unanimously.

OFFICERS REPORT:

No Director reports.

MANAGEMENT REPORT:

Lysa Tracy reported that as of August 31, 2020: the Association financials reflected:
\$651,204.27 cash and equivalents
\$751,039.45 Reserves
Total of \$1,402,243.72
Association is \$4,479.58 under budget in August, and \$27,840.49 under budget YTD.
Current monthly gain is \$4,586.84, and YTD gain of \$37,197.52.
Rental unit income through August totals \$16,661.36.

Michael Deatrck provided the following updates/accomplishments to the Board on behalf of Jason Ganis as Site Manager and Quam Properties as Managing Agent:

- source, fabricate, install replacements for all 3 storm drains (at discounted rate) as well as clean out leaves and debris
- source and replace pool filter cartridges
- oversee landscaping projects:

- removal of all vegetation including several large stumps, within 3 ft of buildings
- irrigation modifications and upgrades
- installation of gravel borders
- posting notices regarding work
- removal of personal items from common area
- coordinate and communicate with cooperating tenants
- mitigate resident concerns for following issues:
 - fabric softener smell concerns
 - neighbor concerns regarding ingress/egress and noise
 - roaches- called for supplemental interior treatment
 - vibration noise investigation
 - implement bird screen above window
 - constant dog feces issue behind building F
- glass door removal which was being stored at unit 106
- oversee install of stair treads:
 - paint
 - debris removal units 215-224
 - coordination of tenant access
 - remove personal items under stair cases
 - posting notices
- rebuild sections of front street fence including setting 1x post, new stringers and fence boards
- replace several dozen fence boards on south fence (behind building F and by entrance to 125/225)
- replace stolen car wash hose and nozzle
- replace several ixora plant in parking lot planter and install cedar chip mulch
- replace several non-op porch and common lights, ordered new as needed; includes trips to property after hours to observe and mark non-operational security lights
- identified several sizable underground irrigation leaks, especially behind building F
- found several pop up irrigation heads which were completely buried and grown over (saving water consumption)
- install replacement post for mailboxes 117, 118, 217, 218
- drain 20% of pool water and replace (necessary when stabilizer levels get too high)
- spread fertilizer, weed control, snail bait as needed
- periodically spray hand surfaces (hoses, gates, mailboxes, etc) with non-chlorine bleach
- removal of several large roots sticking out of ground
- copies of pool keys made and distributed as needed
- new tenants provided with house rules (101, 107, 122, 128, 129)
 - minor violations verbally communicated

OLD BUSINESS:

Mail Box Pedestal Repairs/Replacement:

Quam advised that the mailboxes approved by the Board previously have been rejected by USPS and that Jason and Michael continue to work with the postmaster to overcome the objection or determine exact item(s) deemed appropriate by USPS to bring those options to the Board.

Stair Tread Replacement:

Quam advised that the project is underway with 2 of six buildings complete. Invoice paid to date for two buildings total \$6,270.79

Lighting:

The lighting as approved at the July meeting was installed by licensed electrician All Kine Electric. Quam Properties is now working on building and installing backplates for each light as the base is different than the previous light. Additionally, Quam is researching solar lights for areas that require additional illumination, but there is no electric to tap into.

NEW BUSINESS:

2021 Budget:

Lysa Tracy presented the recommended budget to the Board for consideration. It was noted that there was NO INCREASE to fees for the 2021 fiscal year. The Board was advised that holding the fees down in 2022 will most likely not be possible as the AOA continues to lose ongoing lease rent as fees are purchased. Additionally, \$24,000 of excess funds from 2020 were applied to the 2021 budget in order to reduce taxable income for the AOA for fiscal year 2020.

Motion: *To approve the 2021 Fiscal Year budget, reflecting no increase in fees.
(Kaufman/Ratterman)* **CARRIED** unanimously.

NEXT MEETING DATE:

The next Board of Directors meeting is scheduled for 01/12/2021 at 4:15 PM. Lahaina Residential BBQ area. The Annual Owners meeting is scheduled for February 2, 2021.

ADJOURNMENT:

With no further business, the Board of Directors unanimously agreed to adjourn the meeting at 4:55 PM.

Respectfully submitted,
Lysa Tracy, CMCA[®] AMS[®] R(S)
Quam Properties Hawaii, Inc.