# LAHAINA RESIDENTIAL ASSOCIATION OF APARTMENT OWNERS BOARD OF DIRECTORS MEETING MINUTES TUESDAY, AUGUST 01, 2021

#### **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 4:25 PM. Meeting was held at Lahaina Residential BBQ area and via zoom.

### **DIRECTORS PRESENT IN PERSON OR VIA PHONE/ZOOM:**

Jerry Scheltens, Gloria Kaufman, Dawn Allen, Paul Ratterman, Chris Montana (via zoom).

# **OWNERS PRESENT:**

Joan Warner #105, Anne McCoy #219, Tina Scheltens #104,

#### **OTHERS PRESENT:**

Lysa Tracy, Laura Howard, Rod Quam; Quam Properties – Managing Agent.

### **CERTIFICATION OF NOTICE:**

Lysa Tracy certified that Notice of Meeting was sent to all Directors, posted on property, and a copy was filed in the office on August 9, 2021.

# **APPROVAL OF MINUTES:**

**Motion:** *To approve the minutes dated June 15, 2021 as presented.* 

(Kaufman/Allen) CARRIED unanimously.

#### **OFFICERS REPORT:**

No Officer reports.

#### **MANAGEMENT REPORT:**

Rod Quam reported on the Financials as of 06/30/2021

Association had \$634,880 cash, \$721,443 reserves.

\$5,106 under budget in operating expenses, \$21,325 gain through June.

No reserve expenses so far in 2021. Roof, paint and gutter projects to be started in 2021.

Unit #119 has new owner and fee purchased in sale. #221 closing soon.

#### **OLD BUSINESS:**

<u>Mailboxes</u>: Installation complete at no charge to the AOAO for the mailboxes. Only cost to AOAO was preparation of cement pads.

<u>Reserve Projects</u>: All projects on hold until roofing materials are received on-island, as gutters and painting are predicated on completing roofing project.

# **NEW BUSINESS:**

<u>Discussion of House Rules / Violations / Trespass Issues</u>: Board has to revisit House Rules to ensure conformity and clarity as it is not possible for Quam to enforce based on rules as written. Quam will investigate camera options to help deal with trespassing issues, and owners are encouraged to call the <u>non-emergency</u> police line when they see trespassers on property.

Lahaina Residential AOAO Board of Directors Meeting August 10, 2021 Page 2 of 2

NEXT MEETING DATE:
The Budget Review/Approval Board Meeting is set for October 12, 2021 at 4:15 PM.

<u>ADJOURNMENT:</u>
With no further business, the Board of Directors unanimously agreed to adjourn the meeting at 5:02 PM.

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

