## LAHAINA RESIDENTIAL ASSOCIATION OF APARTMENT OWNERS BOARD OF DIRECTORS MEETING MINUTES TUESDAY FEBRUARY 23, 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 4:17 PM. Meeting was held at Lahaina Residential BBQ area and via zoom.

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

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

## **OWNERS PRESENT:**

Anne McCoy #219, DJ Jordan #128, Mark & Cindy Morris #216, Deborah Jordan #128, Lori Powers #115

#### **OTHERS PRESENT:**

Rod Quam, Lysa Tracy & Mike Fahnert, 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 February 16, 2021.

## **APPROVAL OF MINUTES:**

**Motion:** To approve the minutes dated October 7, 2020 as presented.

(Kaufman/Ratterman) CARRIED unanimously.

#### **OFFICERS REPORT:**

No Director reports.

#### **MANAGEMENT REPORT:**

Rod Quam reported:

Financials as of 12/31/2020

Association had \$670,116 cash, \$724,714 reserves.

\$3023 over budget in operating expenses, \$8318 gain through December.

One rental unit remaining #119.

Landscaping and maintenance projects were paid from operating account.

Other than bank owned unit all owners current on dues.

#### **OLD BUSINESS:**

The Board reviewed multiple proposals for the Roof, Gutter and Paint projects.

Gutters:

**Motion:** To accept Ino Gutters proposal in the amount of \$31,629.19

(Ratterman/Kaufman) CARRIED unanimously.

Painting:

**Motion:** To accept Kings Painting proposal in the amount of \$133,160 plus \$200

per window.

(Kaufman/Montana) CARRIED unanimously.

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Roofing:

**Motion:** To accept Haleakala Solar proposal in the amount of \$190,860

(Kaufman/Ratterman) CARRIED unanimously.

Fencing Along Front Street:

**Motion:** To accept Gary Lincoln Construction proposal to replace and repaint

fence along Front Street in the amount of \$9,900

(Ratterman/Montana) CARRIED unanimously.

## **NEW BUSINESS:**

Annual Meeting Logistics: Lysa Tracy reported on the Maui County Covid restrictions placed on Associations when conducting their Annual Meeting and gave information on potential legislation allowing electronic meetings in the future, or the option for the Association to amend its bylaws.

## **NEXT MEETING DATE:**

The next Board of Directors meeting is scheduled for 05/18/2021 at 4:15 PM. Lahaina Residential BBQ area.

# **ADJOURNMENT**:

With no further business, the Board of Directors unanimously agreed to adjourn the meeting at 5:16 PM.

Respectfully submitted, Lysa Tracy, CMCA® AMS® R(S)

Quam Properties Hawaii, Inc.