

**LAHAINA RESIDENTIAL ASSOCIATION OF APARTMENT OWNERS  
BOARD OF DIRECTORS MEETING MINUTES  
TUESDAY, JUNE 15, 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 (via zoom).

**DIRECTORS ABSENT:**

Paul Ratterman, Chris Montana.

**OWNERS PRESENT:**

Joan Warner #105, Anne McCoy #219, Steve Juarez #229, Bernard Cortinez & Deborah Jordan #128, Lori Powers #115, Rebecca Wimmer #204, Cynthia Morris (via zoom).

**OTHERS PRESENT:**

Lysa Tracy & Mike Fahnert, 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 June 8, 2021.

**APPROVAL OF MINUTES:**

**Motion:**            *To approve the minutes dated February 23, 2021 as presented.*  
                                  *(Kaufman/Allen)*    **CARRIED** unanimously.

**OFFICERS REPORT:**

Jerry Scheltens reported he feels things are going well on property and that his unit is now listed for sale, so once escrow is complete, he will be stepping down from the Board.

**MANAGEMENT REPORT:**

Lysa Tracy reported:  
Financials as of 04/30/2021  
Association had \$693,117 cash, \$720,443 reserves.  
\$5,869 under budget in operating expenses, \$13,315 gain through December.  
Landscaping and maintenance projects were paid from operating account.  
Other than bank owned unit all owners current on dues.

**OLD BUSINESS:**

Reserve Project Updates:

Gutters: Nothing to report until Roofing Project timeline is confirmed to move forward. Vendor in communication with Roofing Vendor to coordinate.

Painting: Discussion of Paint Schemes was held and owners to email Quam with preferences.

Roofing: Originally slated to begin in June, was delayed due to manufacturing delays.

Plantings along fence adjacent to Seamen's Hospital: type of plantings has not been selected in order to secure bids.

**NEW BUSINESS:**

Tree Removal Proposals: Jerry Scheltens to inspect trees with Mike Fahnert after meeting to see if trimming could save the schefflera trees from removal.

Feral Chickens: Jason Ganis continues to trap and remove chickens whenever possible to try and eliminate mess and destruction of landscape.

Ongoing Rule Violations: Board needs to revisit rules as they are so vague as to make Quam enforcement difficult and arbitrary.

**NEXT MEETING DATE:**

The next Board of Directors meeting is scheduled for August 10, 2021 at 4:15 PM

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

**ADJOURNMENT:**

With no further business, the Board of Directors unanimously agreed to adjourn the meeting at 5:08 PM.

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