LAHAINA RESIDENTIAL ASSOCIATION OF APARTMENT OWNERS BOARD OF DIRECTORS MEETING MINUTES WEDNESDAY, APRIL 13, 2022

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 4:22 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, DJ Jordan.

DIRECTORS ABSENT:

Chris Montana

OWNERS PRESENT IN PERSON OR VIA PHONE/ZOOM:

Eugene Ehrlich, #102, Joan Warner #105, Mike Falk #113, Lori Powers #115, Mark Morris #126, Richard & Beverly Page #203, Rebecca Wimmer #204, Cynthia Wills 207, Sarah Salmonese #216, Anne McCoy #219, Jennifer Jorns #224, Rachael Zimmerman #225.

OTHERS PRESENT:

Rod Quam, Lysa Tracy, Laura Howard, Jim Cribben & Charles Spies from 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 March 31, 2022.

APPROVAL OF MINUTES:

Motion:	To approve the minutes	dated January 26, 2022 as presented.
	(Kaufman/Allen)	CARRIED unanimously.

Motion:To approve the Organizational Meeting minutes, following the Annual
Owners meeting, dated February 12, 2022 as presented.
(Kaufman/Allen)CARRIED unanimously.

OFFICERS REPORT:

No Officer reports.

MANAGEMENT REPORT:

Lysa Tracy reported on the Financials as of February 28, 2022: Association had \$727,238 cash, \$662,427 reserves. \$1,319 over budget to expenses for February; \$2,915 under budget to expenses Year-To-Date. Total net gain of \$2,491 gain Year-To-Date. Year-To-Date reserve expenditures total \$124,133 for Roofing and Gutters.

OLD BUSINESS:

Reserve Projects:

- Roofing has been completed and the contractor did an excellent job.
- Rain Gutter project also completed.

- Continue to source pool furniture.
- Replacement of all windows and doors: as part of the process approved by the owners at the Annual Meeting in February:

<u>Motion:</u>	To approve the proposal from Beam	
	\$360,831.077 for the replacement of	f the required windows and doors.
	(Sheltens/Jordan)	CARRIED unanimously.

Motion:	To approve the proposal from Cesar	Garcia estimating Dry Rot repairs at
	approximately \$3.650 per building.	
	(Sheltens/Kaufman)	CARRIED unanimously.

<u>Security Camera:</u> Spectrum to install April 25th, and estimate camera installation approximately 4-6 weeks after that.

Fencing:

Motion:To ratify the email approval to accept Gary Lincoln proposal to replace
the fence bordering Seamens' Hospital with a wood fence matching that at
the front of the property.
(Jordan/Kaufman)CARRIED unanimously.

<u>Landscaping</u>: is a work in progress and continues to improve. Jim Cribben is working with the Landscapers regularly.

NEW BUSINESS:

<u>House Rules</u>: The House Rules need to be reviewed and modified. Board authorized formation of committee. The following owners volunteered to serve: Dawn Allen, DJ Jordan, Gloria Kaufman, Lori Powers, Joan Warner, Rachael Zimmerman, Rebecca Wimmer and Mark Morrison. Quam Properties will generate an introductory email to all committee members so that all members have email addresses. Committee to report back to Board at next meeting.

NEXT MEETING DATE:

The next Board Meeting is set for June 15, 2022 at 4:15 PM.

ADJOURNMENT:

With no further business, the Board of Directors unanimously agreed to adjourn the meeting at 5:13 PM.

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