# LAHAINA RESIDENTIAL ASSOCIATION OF APARTMENT OWNERS BOARD OF DIRECTORS MEETING MINUTES WEDNESDAY, JUNE 15, 2022

## **CALL TO ORDER:**

A quorum being present, Lysa Tracy called the Board of Directors Meeting of the Association of Apartment Owners of Lahaina Residential to order at 4:16 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:

Gina Parola, #103, Joan Warner #105, Lori Powers #115, Robyn Ehrlich, Jim & Alexis Koon #124, Rebecca Wimmer #204, Cynthia Wills #207, Gaylene Nagel #215, Sarah Salmonese #216, Anne McCoy #219, Emilie Jorns-Frisque #224

### **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 May 31, 2022.

## **APPROVAL OF MINUTES:**

Motion: To approve the minutes dated April 13, 2022 as presented. (Kaufman/Jordan) CARRIED unanimously.

#### **OFFICERS REPORT:**

No Officer reports.

#### **MANAGEMENT REPORT:**

Lysa Tracy reported on the Financials as of April 30, 2022:

Association had \$619,601 cash, \$575,172 reserves.

\$61 under budget to expenses for April; \$2,570 under budget to expenses Year-To-Date.

Year-To-Date reserve expenditures total \$315,162 for Roofing and Doors/Windows.

Gloria Kaufman asked Quam Properties to prepare a report clarifying and identifying amounts paid by the AOAO to include Landscaping, ordinary Site Management and Project Management.

#### Jim Cribben reported:

- New pool lounge chairs purchased and delivered
- Many repairs being made to landscaping irrigation and you can already see improvements
- Lawns/planters were all fertilized and will happen quarterly
- Andy is doing a great job with the pool and BBQ/Restroom facilities

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## **OLD BUSINESS:**

# Reserve Projects:

- Doors/Windows: Order has been placed by contractor but no estimated arrival day yet
- Security Camera Install: Vendor was on site morning of meeting to complete install

<u>House Rules</u>: The House Rules Committee has met several times to review current rules and make recommendations for the Board to consider. The final version is not yet ready for submission to the Board. Lysa Tracy will be meeting with committee members to give guidance on moving forward before the rules are given to the Board for a vote. The committee hopes to have a recommendation to the Board for their August meeting.

## **NEW BUSINESS:**

Owner Reimbursements for Windows/Doors: After much discussion, it was reiterated to all owners that reimbursements will be issued only after the project has commenced and all fees and charges can be appropriately determined to ensure fair and equitable reimbursements to all. Owners that are considering selling or have their unit listed are instructed to negotiate with the buyer to receive compensation that will be disbursed after sale of the unit.

Options for Increased Refuse Pickup: Lysa Tracy reported that increasing the number of pickups each week would result in charges of approximately \$700 per month. At this time, the AOAO is only averaging less than \$100 per month for occasional extra items at pickup. It was discussed limiting the landscaper use of the bins, and Quam will inquire with vendor what the additional cost would be to remove the green waste each trip.

# **NEXT MEETING DATE:**

The next Board Meeting is set for August 10 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.**