LAHAINA RESIDENTIAL ASSOCIATION OF APARTMENT OWNERS BOARD OF DIRECTORS MEETING MINUTES WEDNESDAY, AUGUST 10, 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 4:17 PM. Meeting was held at Lahaina Residential BBQ area and via zoom.

DIRECTORS PRESENT IN PERSON OR VIA PHONE/ZOOM:

Gloria Kaufman, Dawn Allen, DJ Jordan, Chris Montana

DIRECTORS ABSENT:

Jerry Scheltens

OWNERS PRESENT IN PERSON OR VIA PHONE/ZOOM:

Joan Warner #105, Lori Powers #115, Robyn Ehrlich, #116, Jim & Alexis Koon #124, Rebecca Wimmer #204, Cynthia Wills #207, Sarah Salmonese #216, Anne McCoy #219

OTHERS PRESENT:

Rod Quam, Lysa Tracy, Laura Howard, & 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 July 29, 2022.

APPROVAL OF MINUTES:

Motion: To approve the minutes dated June 15, 2022 as presented. (Kaufman /Allen) CARRIED unanimously.

OFFICERS REPORT:

No Officer reports.

MANAGEMENT REPORT:

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

Association had \$1,011,765.70 cash, \$400,860.87 reserves.

\$2,197.11 under budget to expenses for June; \$5,173.48 under budget to expenses Year-To-Date.

Gloria Kaufman financial report questions were reviewed and answers provided via email were discussed. Ms. Kaufman indicated that she still has questions about the financial reports and amounts paid for management, site supervision, project management and landscaping. She will forward specific questions.

Jim Cribben's report was read by Laura Howard:

- New table and umbrellas purchased and delivered to Pool Area
- Lawns/planters are stressed due to Maui County watering restrictions
- Security cameras at pool/parking lot near pool working well
- Window/door project on track to start 8/15

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OLD BUSINESS:

Reserve Projects:

- Doors/Windows: Covered in Jim Cribben report
- Dry Rot Repairs: Jim Cribben reported that we secured the Contractor completing the door and window replacements to perform the necessary dry rot repairs prior to painting.

<u>House Rules</u>: A brief discussion was had about the committee status of the revised rules, and the committee will have a final version to the board for review and approval at the October meeting. Lysa Tracy discussed areas of the rules where Quam is giving guidance to the committee to ensure compliance with the governing documents and state and federal laws and regulations.

NEW BUSINESS:

<u>Lanai Preparation for Door Installation:</u> Jim Cribben reminded owners of the need to clear lanais in advance of the exterior door installation project and advised that notices will be posted in advance to remind owners as the project progresses.

<u>Pest Control Participation Update:</u> Reminder that pest control is mandatory. Participation is being tracked, and owners that don't participate will be notified by Quam and be required to secure treatment to ensure that each unit is getting the pest control. Fines will be assessed for non-compliant units.

NEXT MEETING DATE:

The next Board Meeting is set for October 19th at 4:15 PM.

ADJOURNMENT:

With no further business, the Board of Directors unanimously agreed to adjourn the meeting at 5:15 PM.

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