

OLD BUSINESS:

Reserve Projects:

- See attached report from Jim Cribben
- Windows/Doors Reimbursements/Chargebacks Update – Still pending amounts from the contractor on individual window costs. Quam will be going through and calculating reimbursements for owners who previously installed sliding doors/windows and chargebacks to any owners who made exterior changes and resulted in additional work to install the lanai storage doors.

BBQ Grills: Jim Cribben briefly presented that the BBQ grill ignitors are not working currently. Discussion tabled as exact numbers for parts/labor to repair them were not available.

House Rules: A brief discussion was had about the final draft of the House Rules. A few suggestions were noted by Joan Warner #105. The board of directors agreed to adopt the rules as presented and revisit her suggestions at a later time as a possible amendment.

Motion: *To approve 2022 House Rules as presented.*
(Allen/Kaufman) **CARRIED** unanimously.

NEW BUSINESS:

2023 Budget: Lysa Tracy presented the 2023 Budget. Clarification was made that the budget is not balanced and funds collected do not match operating expenses as suggested by auditor to balance over funded operating account, as previously noted.

Motion: *To approve 2022 House Rules as presented.*
(Kaufman/Allen) **CARRIED** unanimously.

NEXT MEETING DATE:

The next Board Meeting is set for January 18th, 2023 at 4:15 PM.

ADJOURNMENT:

With no further business, the Board of Directors unanimously agreed to adjourn the meeting at 6:03 PM.

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