

**LAHAINA RESIDENTIAL
ASSOCIATION OF APARTMENT OWNERS
BOARD OF DIRECTORS MEETING
Wednesday, January 18, 2023**

DIRECTORS PRESENT:

Dawn Allen, Vice President; Gloria Kaufman, Treasurer; Deborah Jordan, Director-at-Large

DIRECTORS ABSENT:

Jerry Scheltens, President and Christopher Montana, Secretary

OTHERS PRESENT:

Jim Cribben, Site Manager; Rod Quam, Managing Agent; Lysa Tracy, Director of Association Management; Laura Howard and Charles Spees, Administrative Executive Staff, Quam Properties

OWNERS PRESENT:

Sarah Salmonese #216, Anne McCoy #219, Jay & Cynthia Wells #207, Gaylene Nagel #215, Joan Warner #105, Rebecca Wimmer #204, Thom & Pacita Ravey #212, Greg Johnson #113, Lori Powers #115

CALL TO ORDER

Lysa Tracy called the Board of Directors Meeting of the Association of Apartment Owners of Lahaina Residential to order on Wednesday, January 18, 2023 at 4:17 p.m. HST. The meeting was held on site and via zoom.

APPROVAL OF MINUTES

The minutes of the Board of Directors meeting held on October 19, 2022 were presented for approval.

Motion:

To approve the Board of Directors meeting minutes dated October 19, 2022, as presented. (Allen/Kaufman)

CARRIED unanimously.

OFFICER REPORTS

President's Report

President Scheltens was not present to present his report. The following was reported by Lysa Tracy:

- President Scheltens is no longer the Board President, as the Scheltens have sold their unit which closed on Friday, January 13, 2023.

Treasurer's Report

Lysa Tracy presented the Association's financials as of November 30, 2022. The detailed financials were provided in the meeting packet and are available upon request to the management company.

Resident Manager's Report

Resident Manager, Jim Cribben presented his report. The detailed report was included in the meeting packet and is on file. Mr. Cribben highlighted the following:

- **WINDOWS & DOORS-** The window and door installations are almost complete. A final walk-through will be performed to address any concerns with windows sliding glass doors or screens and any adjustments needed will be made at that time. The screens are now on property.
- **PAINTING-** The Painting Project is in the final stages. There will be a building-by-building punch list generated to do all touch ups needed prior to the completion of Kings Painting. Any cables that need to be reattached (cable TV) will be done in house by Andy.
 - The following repairs were also completed.
 - Pool room gate
 - Replaced the fence at car wash etc. added fence boards were installed at the pool area.
 - The fence at building D at pool area was reattached to the building.
 - Doors for the restrooms and storage area are ordered as is new signage for pool rules and bathroom doors.
- **PARKING LOT PROJECT-** Awaiting approval for Sonny Vicks Proposal; completed a walk through with Sonny Vick Representative.
- **LANDSCAPING** – Suggested the formation of a Landscape Committee; the Board will consider and interested owners will be encouraged to speak to the Board and or the management company. Overall, the property looks well maintained.
- **GENERAL MAINTENANCE-** The Royal palm was removed due to the lifting of the sidewalk Southside of building F. The sidewalk was also a tripping hazard, and it was removed, and a new concrete walkway installed. We will continue to install outdoor outlet covers.
- **PARKING VIOLATIONS** – Several courtesy notices & violations warnings have been issued. Parking in the red zone and backing into the stall. This is ongoing and will be monitored.

Laura Howard will be the primary point of contact for Lahaina Residential. Ms. Howard's email is Laura@quamproperties.com and she can be reached at the Quam Property offices as well, at (808) 665-1315. Charles Spees will be supporting Ms. Howard with owners' concerns.

CONSENT AGENDA

Palm Tree Removal

The bid accepted to remove the Palm tree was \$3300, plus tax.

Ratified Motion:

To accept the bid, as presented, to remove the Palm Tree. (Jordan/ Kaufman)

CARRIED unanimously.

Sidewalk Repair for Building F

The bid accepted to repair the sidewalk for Building F was \$1400, plus tax.

Motion:

To accept the bid, as presented, to repair the sidewalk for Building F. (Jordan/ Kaufman)

CARRIED Unanimously.

Eligibility for Owners Reimbursements; Regarding Window and Doors Replacements

Ratified Motion:

I hereby motion to the Board, that eligibility for reimbursement shall apply only to current owners who paid out-of-pocket for replacement windows and sliding lanai doors. Owners shall be considered current upon the completion of the whole project. Owners deemed current, who have paid out-of-pocket will present proof of their out-of-pocket replacement to be eligible for reimbursement. Owners who did not replace their windows and sliding lanai doors out-of-pocket, such as owners who own a unit with replacements made prior are not eligible for reimbursement. (Kaufman/Jordan)

CARRIED unanimously.

A detailed letter regarding reimbursements will be sent to all owners on record.

UNFINISHED BUSINESS

Reserve Project Updates

The Reserve Project Updates are outlined in the Resident Manager's report, as attached.

House Rules Enforcement Discussion

The Board and the owners present had an open discussion regarding the enforcement of House Rule violations. All owners will be notified by the management company of any violation(s) for their unit(s).

NEW BUSINESS

Paving Proposal

The Board concluded that Sonny Vick's Paving, Inc. will be the selected vendor for the paving project. Sonny Vicks quote was in the Board meeting packet, for review.

Motion:

To adopt the Sonny Vick's Paving, Inc. proposal, No.3048, utilizing option #2 for the wheel stops. (Jordan/Allen)

CARRIED unanimously.

Lanai Storage Closet Venting

The lanai storage closet venting discussion will be tabled until the next Board meeting.

NEXT MEETINGS

Annual Owners meeting	February 11, 2023 at 9 a.m. HST.
Board of Directors meeting	April 19, 2023 at 4 p.m. HST.

ADJOURNMENT

Motion:

To adjourn. (Tracy)

CARRIED unanimously.

The meeting was unanimously adjourned at 5:48 p.m. HST.

Respectively Submitted by:

Yatta Johnson

Stenographer

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