

**ASSOCIATION OF APARTMENT OWNERS OF  
LAHAINA RESIDENTIAL  
BOARD OF DIRECTORS MEETING  
TUESDAY JANUARY 17, 2017**

**CALL TO ORDER:**

President Kent Knowley called the Board of Directors Meeting of the Association of Apartment Owners of Lahaina Residential to order at 4:17 PM.  
Meeting held at Lahaina Residential BBQ area.

**DIRECTORS PRESENT:**

Kent Knowley, President  
Paul Ratterman, V. President  
Jerry Scheltens, Treasurer  
Dawn Allen, Secretary  
Suzanne Ayers, Director

**OWNERS PRESENT:**

Sara Marks #114, Robin Juarez #229, Kimberlee Lauer #126, Cliff Fulton #218, Joan Warner #105, Mary & Michael Faulk #113, Tina Scheltens #104

**OTHERS PRESENT:**

Rod Quam, Managing Agent  
Shaun Felechner, Property Manager  
Kaz Yamanoha, Resident Manager

**CERTIFICATION OF NOTICE:**

Rod Quam certified that Notice of Meeting was sent to all Directors, posted on property, and a copy was filed in the office on 1/3/2017.

**APPROVAL OF MINUTES:**

**Motion:**        *To approve the minutes dated October 18, 2016 as presented. (RattermanScheltens)*

**CARRIED** unanimously.

**OFFICERS REPORT:**

No Officer reports.

**MANAGERS REPORT:**

Kaz Yaminoha reported: Kids are cutting through the property over fence at north east side.

Shaun Felechner reported; Have proposal from Tradewinds (company that trimmed last) to trim trees including removal of one dead shower tree for \$7000. Will continue to solicit additional proposals.

We will start cleaning unit entrances, stairwells and walkways. No pressure washing will be used on any wood or areas vulnerable to damage.

Rod Quam reported; 2016 year end unaudited financial results are as follows:  
Association ended up with \$434,933 cash, \$665,479 reserves for total of \$1,100,412.  
Reserve expenses in 2016 were \$16,220 (Pool solar, fencing, landscape projects).  
Expenses \$1878 under budget in December, \$11,719 over budget year end due to previous year tax liability and increased water/sewer costs.

Gain in December \$3481, Gain for 2016 \$12,462.

We are scheduled for a new reserve study in 2017. Will schedule in first quarter 2017.  
Scheduled reserve expenses for 2017 as per current study include painting.

**OLD BUSINESS:**

Fencing/Gate & Signage; All complete.

Landscaping; Continuing to get proposals. Will report more at next meeting.

**NEW BUSINESS:**

**OWNER FORUM:**

Kimberlee Lauer voiced her concern about owners installing eight pane windows instead of six pane windows as required. Kimberlee also feels all the owners should have voted on chain link fence that was installed on entrance side of property.

Director Jerry Scheltens responded that the window issue has been addressed with owners that mistakenly installed wrong windows. Due to financial hardships they are being allowed time to correct. Jerry also responded to replacement of fencing. The fencing was replaced with green chain link because owners wanted security but not restricted air flow through property. Decision to install chain link was based on opinions of all owners before Board voted to proceed.

**NEXT MEETING DATE:**

The next Board of Directors meeting is scheduled for Tuesday April 18, 2017 at 4:15 PM. Lahaina Residential BBQ area.

**ADJOURNMENT:**

The Board of Directors unanimously agreed to adjourn the meeting at 5:11 PM.

Respectfully submitted,

Rod Quam R(B)

**Quam Properties Hawaii, Inc.**