

**ASSOCIATION OF APARTMENT OWNERS OF  
LAHAINA RESIDENTIAL  
BOARD OF DIRECTORS MEETING  
THURSDAY JANUARY 23, 2014  
Approved**

**CALL TO ORDER:**

President Kent Knowley called the Board of Directors Meeting of the Association of Apartment Owners of Lahaina Residential to order at 4:20 PM.  
Meeting held at Lahaina Residential BBQ area.

**DIRECTORS PRESENT:**

Kent Knowley, President  
Bruce Baum, VP  
Maryann McNew, Secretary  
Paul Ratterman, Director

**OTHERS PRESENT:**

Suzanne Ayers #130, Dawn Allen #223, Mary Falk #113  
Annie McCoy #219, Ken Ziegler #110, Mike White #201  
Howard Breene #116, Jim McNew #124  
Rod Quam, Managing Agent  
Joel Vitt, 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 January 3, 2014.

**APPROVAL OF MINUTES:**

**Motion:**        *To approve the minutes dated November 13, 2013 as presented. (Ratterman/Baum)*  
**CARRIED** unanimously.

**OFFICERS REPORT:**

No Officer reports.

**MANAGERS REPORT:**

Site manager Kaz and Joel reported:  
Tree trimming project completed including shower trees, plumerias, coconut trees, ficus and traveler palms.

Managing Agent Rod Quam reported:

There are 4 Director positions up for renewal or replacement this year. One position is for a 1 year term due to Chuck Yeaman resigning when his unit sold. Kent, Maryann and Paul all requested to have their names on ballot to run another term.

There are 4 HOA foreclosed units rented.

**NEW BUSINESS:**

Discussion on new solar pool heater. Owners have offered to pay cost of new heater. Total cost will be approximately \$1000.

**Motion:**        *To approve the minutes dated November 13, 2013 as presented. (Ratterman/Baum)*  
**CARRIED** unanimously.

There was a discussion of house rules regarding pets, noise, and parking lot and getting owners and tenants to comply. It was decided that Joel will send out a letter with house rules to all owners.

There was a discussion about trees on north side property line and who is responsible for trimming and maintenance. The neighboring property is requesting that we cut trees. Kent will talk to Penny Monroe a previous property manager to see if she recalls if a property line staking was performed. Also Kaz will Attempt to locate stakes.

**OLD BUSINESS:**

Discussion on parking lot resurfacing. Joel summarized scope of work and there was discussion to increase work to include repairing root damage, replace speed bump and add curbs.

**Motion:**        *To proceed with parking lot reseal and repairs as presented by Joel Vitt with cost not to exceed \$31,000. (Ratterman/Baum)*  
**CARRIED** unanimously.

**NEXT MEETING DATE:**

The next Board of Directors meeting is scheduled for Thursday March 27, 2014 at 4:15 PM. Lahaina Residential BBQ area.

**ADJOURNMENT:**

The Board of Directors unanimously agreed to adjourn the meeting at 5:15 PM.

Respectfully submitted,  
Rod Quam R(B)

**Quam Properties Hawaii, Inc.**