

**LAHAINA RESIDENTIAL
BOARD OF DIRECTORS MEETING
TUESDAY APRIL 18, 2017**

CALL TO ORDER:

President Jerry Scheltens called the Board of Directors Meeting of the Association of Apartment Owners of Lahaina Residential to order at 4:18 PM.
Meeting held at Lahaina Residential BBQ area.

DIRECTORS PRESENT:

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

OWNERS PRESENT:

Joan Warner #105, Carol Mark #114, 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 4/4/2017.

APPROVAL OF MINUTES:

Motion: *To approve the minutes dated January 17, 2017 as presented. (Ratterman/Allen)*

CARRIED unanimously.

OFFICERS REPORT:

Jerry Scheltens reported on proposals received from Rainbow Glass to replace louvered windows in all units. The proposals ranged in price of \$45,000 to \$65,000. There was a discussion on how to proceed and type of window to replace. Action plan is to consult with Reserve study specialist and also determine if there are enough reserves to pay for the project.

MANAGERS REPORT:

Shaun Felechner reported;
Tree trimming project complete. The stump of fallen tree was also removed.
Parking stalls; A recent new owner brought to our attention that their parking stall listed in the CCR's was not the one assigned to her when moving in. We found that over the

years there were approximately 20 stalls that have been swapped around. Board directed Quam to send letters to all owners and residents of correct assigned stalls for each unit. Water Usage; Since we are experiencing high water consumption, unit inspections were discussed at the annual homeowner meeting to identify running toilets, leaky faucets, etc. Our next pest control service is scheduled for May 26, 2017. When Kaz and Shaun let technician in to spray units we will check for leaks. Appointments will be made with any residents units cannot be accessed on pest control day.

Rod Quam reported; As of March 31, 2017 Association had \$471,629 cash and \$686,479 reserves for total of \$1,158,108.

We have had no reserve expenses this year so far.

We are still trying to schedule date for new reserve study.

In March we were \$7117 over budget in expenses due to annual tree trimming and audit/tax prep. All other categories were under budget.

Year to date through March we were \$3965 over budget.

We have a gain of \$5540 through March and currently have 3 rental units.

OLD BUSINESS:

Fencing/Gate surveys; We received 33 responses from fencing survey. 15 voted yes, 12 voted no and 6 voted maybe/indifferent. Shaun will be compiling responses and posting to website for all to see.

Landscaping; We received proposal from Tropical Enhancement for new hibiscus hedge for \$3100. Price includes conditioning soil, new border and drip irrigation system. Plants will be 3 gallon hibiscus. After discussion the board and interested owners all went to proposed site to inspect. It was decided that we need to get a revised proposal to consider leaving healthy hibiscus and removing bananas.

NEW BUSINESS:

Back corner fence area; we are having issues with kids hopping over fence to cut through properties at north east corner of property. Since it is an unusual area the Board and interested owners visited the area to observe problem. It was recommended that we consult with Tropical Enhancement and Accurate fence to come up with effective idea to stop kids from jumping fence. Shaun will forward proposals to Board with recommendations.

NEXT MEETING DATE:

The next Board of Directors meeting is scheduled for Tuesday June 13, 2017 at 4:15 PM. Lahaina Residential BBQ area.

ADJOURNMENT:

The Board of Directors unanimously agreed to adjourn the meeting at 5:10 PM.

Respectfully submitted,

Rod Quam R(B)

Quam Properties Hawaii, Inc.