

**LAHAINA RESIDENTIAL  
BOARD OF DIRECTORS MEETING  
TUESDAY SEPTEMBER 26, 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 4:15 PM.  
Meeting held at Lahaina Residential BBQ area.

**DIRECTORS PRESENT:**

Jerry Scheltens, President  
Paul Ratterman, V. President  
Dawn Allen, Secretary (By phone)  
Suzanne Ayers, Director

**DIRECTORS ABSENT:**

Kent Knowley, Treasurer

**OWNERS PRESENT:**

Joan Warner #105, Tina Scheltens #104, Brad Willis #207, Gary Larson #107

**OTHERS PRESENT:**

Rod Quam, Managing Agent  
Shaun Felechner, Property 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 8/7/2017 and then again on 9/12/2017 for rescheduled meeting due to no quorum 8/22/2017.

**APPROVAL OF MINUTES:**

**Motion:**        *To approve the minutes dated June 13, 2017 as presented.  
(Ratterman/Allen)*

**CARRIED** unanimously.

**OFFICERS REPORT:**

No Director reports.

**MANAGERS REPORT:**

Shaun Felechner reported;

- **Tree-trimming**

- Trimming back North hedge, as well as hard cut to ficus
- Tree trimmers have had a little difficulty with machinery and scheduling, but will be complete by Friday
- **Pool**
  - We had a few difficulties to pool with the heat a couple of months ago – due to the heat
  - For a while now, no issues with pool
  - We shut out as much hot water as possible from solar mats
- **Maintenance Projects**
  - Replace mailbox fence posts
  - Sprinklers, hose bibs
- **No Smoking Signs**
  - A few signs are being made to “remind” people of the no smoking policy on property
- **Updating Parking / Database**
  - New residents/tenants
  - In the midst of updating renter information with vehicles to have up-to-date list

Rod Quam reported financials through August 31, 2017.

Association has \$441,951 cash, \$721,479 reserves for total of \$1,163,430.

No reserve expenses paid out this year so far. All repairs have been paid out of operating account.

Association \$2418 under budget in August, \$\$10,608 under budget YTD.

Current gain of \$5432, gain YTD \$35,185.

Currently have 3 rental units.

2018 operating budget in works. We will present to Board for consideration in the next week or so.

### **OLD BUSINESS:**

#### **Propane Tank:**

- Lahaina Plumbing has hardwired the gas line
- Hawaii Gas will be coming out to hook up tanks soon
- Need to rethink drain to sink.

**Reserve Study Update:** Study complete. Rod will distribute to Directors and post on website.

#### **Property Security Update:**

- COPS – nightly patrol at least 3 times a night
- They respond to after hours calls
- Every now and then I will get an incident report – nothing major

**Quam Maintenance:** Eric Slavin from Quam Properties is on property daily for approximately 4 hours per day. He performs daily pool maintenance, BBQ area cleanup,

property cleanliness, oversees landscapers and performs miscellaneous projects with a monthly budget of approximately \$3500 to stay within current budget.

**NEW BUSINESS:**

**Landscaping:**

- Lots of issues with current landscapers (crew changes, day changes, etc.)
- Collecting new bids

There was a discussion on replacing current landscape company with Mamo's No Ka Oi Maintenance and Gardening. Mamo's is offering 2 days of service per week staying within current landscape budget.

**Motion:**      *To hire Mamo's to provide landscaping services as presented by Shaun Felechner beginning October 1, 2017 providing they provide current business license and proof of insurance. (Ayers/Ratterman)*

**CARRIED** unanimously.

**OWNER FORUM:**

Brad Willis suggested that a cover be placed over pool solar heaters panels to stop heating in summer.

**NEXT MEETING DATE:**

The next Board of Directors meeting is scheduled for Tuesday November 14, 2017 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.**