

**ASSOCIATION OF APARTMENT OWNERS OF
LAHAINA RESIDENTIAL
BOARD OF DIRECTORS MEETING
Tuesday, November 13, 2013
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 4:17 PM.
Meeting held at Lahaina Yacht Club

DIRECTORS PRESENT:

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

OTHERS PRESENT:

Joan Warner #105, Melissa Ziegler #110, Brad, Cynthia & Peter Willis #207
Suzanne Ayers #130, Dawn Allen #223
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 October 31, 2013.

APPROVAL OF MINUTES:

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

OFFICERS REPORT:

No Officer reports.

MANAGERS REPORT:

Site manager Kaz reported:
Shower trees and coconut trees are scheduled for trimming next month.
Having trouble with too many animals on property and per unit.
Issues with motorcycles and parking.

Managing Agent Rod Quam reported:
Currently have \$212,000 in operating account, \$385,000 in reserves.
4 HOA rental units #210, 119, 224, 103.
#106 & #211 sold.

BUDGET DISCUSSION:

Rod Quam presented 2014 Budget Worksheet with details for a balanced budget decreasing Homeowner dues \$125/month. Budget attached.

Motion: *To approve the 2014 Budget as presented by Rod Quam.*
 (McNew/Baum)
CARRIED unanimously.

NEW BUSINESS:

Peter Willis #207 presented proposal to Board for installation of split ductless air conditioner on lanai with vent out of door on lanai.

Motion: *To approve air conditioner and vent as proposed.*
 (McNew/Ratterman)
CARRIED unanimously.

OLD BUSINESS:

Discussion on parking lot resurfacing. Board agreed to carry over until next meeting.

NEXT MEETING DATE:

The next Board of Directors meeting is scheduled for Thursday January 23, 2014 at 4:15 PM. Lahaina Residential BBQ area.

ADJOURNMENT:

The Board of Directors unanimously agreed to adjourn the meeting at 5:40 PM.

Respectfully submitted,
Rod Quam R(B)
Quam Properties Hawaii, Inc.