

**ASSOCIATION OF APARTMENT OWNERS OF
LAHAINA RESIDENTIAL
BOARD OF DIRECTORS MEETING
THURSDAY NOVEMBER 6, 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 4:25 PM.
Meeting held at Lahaina Residential BBQ area.

DIRECTORS PRESENT:

Kent Knowley, President
Bruce Baum, VP (By Phone)
Jerry Scheltens, Treasurer

DIRECTORS ABSENT:

Paul Ratterman, Director

OTHERS PRESENT:

Annie McCoy #219, Dawn Allen #223, Joan Warner #105, Suzanne Ayers #130,
Sandy Lammerding #210, Carol Mark #114, Linda Taylor #117 & #217,
Susie Smith #107 & #122
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 13, 2014.

APPROVAL OF MINUTES:

Motion: *To approve the minutes dated August 21, 2014 as presented. (Baum/Scheltens)*
CARRIED unanimously.

OFFICERS REPORT:

President Kent Knowley announced that Maryann McNew resigned her position as Director on September 17, 2014.

The Board discussed nominating Suzanne Ayers to fill the vacant Director position until elections at the annual homeowner meeting in February 2015.

Motion: *To add Suzanne Ayers to the Board of Directors filling the vacant position until next annual homeowner meeting February 2015.
(Scheltens/Baum)*
CARRIED unanimously.

MANAGERS REPORT:

Kaz is distributing parking lot oil stain warnings to owners with cars that are leaking oil.

Pet control issues persist. Multiple warnings have been distributed and fines are being levied.

There is a sewer drain line by pool area that continually gets clogged. Plumber suspects that roots may be the problem. Board agreed to have plumber send camera into drain to find reason for clogs.

Rod Quam reported on current financials. Through September association has \$299,510 cash and \$464,585 reserves. We are \$2437 under budget for the month and \$19,815 under budget YTD.

Foreclosure is almost complete on 2 units. Both will be sold as soon as possible.

OLD BUSINESS:

Kent mentioned that JT & Associates were awarded the pool bathrooms remodel job. They were the best proposal for lowest price. Work will commence in December.

NEW BUSINESS:

Rod Quam presented 2015 budget worksheet outlining projected expenses and income for the upcoming year.

Motion: *To approved the budget as presented by Quam with dues \$25 per month less than 2014 (attached).
(Ratterman/Scheltens)*
CARRIED unanimously.

Jerry Scheltens announced that he is replacing doors and windows in his unit in December and will report at the next meeting total costs to replace.

OWNER FORUM:

Annie McCoy expressed concern of concerns of car wash location. Also would like rules changed so drinks are allowed in pool area.

Dawn Allen requested that Board consider installing ceiling fans in bbq area. She also requested that pool furniture be replaced with new furniture.

NEXT MEETING DATE:

The next Board of Directors meeting is scheduled for Thursday January 15, 2015 at 4:15 PM. Lahaina Residential BBQ area.

ADJOURNMENT:

The Board of Directors unanimously agreed to adjourn the meeting at 5:20 PM.

Respectfully submitted,

Rod Quam R(B)

Quam Properties Hawaii, Inc.