

**LAHAINA RESIDENTIAL ASSOCIATION OF APARTMENT OWNERS
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY DECEMBER 17, 2019**

CALL TO ORDER:

A quorum being present, 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 was held at Lahaina Residential BBQ area.

DIRECTORS PRESENT IN PERSON OR VIA PHONE:

President, Jerry Scheltens; Vice President, Paul Ratterman; Treasurer, Kent Knowley; Secretary, Joan Warner; Dawn Allen, Director (via phone)

OWNERS PRESENT:

Lori Powers #115; Carol Marks #114; Linda Salmon #227; Dave Byars #111; Gloria Kaufman #226.

OTHERS PRESENT:

Rod Quam & Lysa Tracy, Quam Properties – Managing Agent.

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 12/10/2019.

APPROVAL OF MINUTES:

Motion: *To approve the minutes dated October 1, 2019 as presented.
(Warner/Allen)*

CARRIED unanimously.

OFFICERS REPORT:

No Director reports.

MANAGEMENT REPORT:

Rod Quam then reported that a new and improved website is up and running for the AOA at www.lahainaresidential.com.

Lysa Tracy advised that as of November 3, 2019: the Association financials reflected:

\$425,892.91 cash and equivalents

\$751,366.23 Reserves

Total of \$1,177,259.14

Association is \$1,384 over budget in November, and \$23,416 over budget YTD.

Current monthly gain is \$3,134.94, and YTD gain of \$25,700.08.

3 rental units with \$ 50,313.58 income through November.

OLD BUSINESS:

Stair Tread

Rod will pick up this project where Derek left off and send all bids received to the Board for review upon receipt. Kent Knowley to forward information about tread applications to Rod.

Mail Box Pedestal repairs/replacement:

Due to increased mail theft, the Board has elected to investigate at least one, and maybe two, banks of locking mailboxes. Quam Properties will forward options for mailboxes and recommended locations to the Board.

Phase II of Landscape Project:

Before moving forward with Phase II, the Board agreed to move forward with removing foliage that is up against the buildings and creating a buffer zone of at least 12” to keep vegetation from the buildings to discourage pests and minimize wood rot to the siding. This will also assist in future painting projects.

Board discussed establishing a standard for all first floor owners that would allow them small personalization of designated area immediately in front of lanais to allow a transition to lawn areas. Board will establish parameters and decide whether AOA will install bender board barrier throughout the landscape, or have owners install. Final guidelines will be distributed to all first floor owners. Rod to secure pricing for bender board installation.

NEW BUSINESS:

111 Request for Window Replacement Reimbursement. Owner withdrew request.

NEXT MEETING DATE:

The Annual Owners Meeting is scheduled for February 1, 2020 at 9:00am (registration will begin at 8:30am).

The next Board of Directors meeting is scheduled for Tuesday, March 17, 2020 at 4:15 PM. Lahaina Residential BBQ area.

ADJOURNMENT:

With no further business, the Board of Directors unanimously agreed to adjourn the meeting at 5:00 PM.

Respectfully submitted,
Lysa Tracy, CMCA[®] AMS[®] R(S)
Quam Properties Hawaii, Inc.