

**LAHAINA RESIDENTIAL  
BOARD OF DIRECTORS MEETING  
TUESDAY MARCH 20, 2018**

**CALL TO ORDER:**

President Jerry Scheltens called the Board of Directors Meeting of the Association of Apartment Owners of Lahaina Residential to order at 4:20 PM.  
Meeting held at Lahaina Residential BBQ area.

**DIRECTORS PRESENT:**

Jerry Scheltens  
Dawn Allen  
Suzanne Ayers

**DIRECTORS PRESENT BY PHONE:**

Paul Ratterman

**DIRECTORS ABSENT:**

Kent Knowley

**OWNERS PRESENT:**

Joan Warner #105, Mary & Michael Falk #113, Christine Ontko #218, Jason Toth #129

**OTHERS PRESENT:**

Rod Quam, Managing Agent  
Greg Rosenblum, Property Manager  
Jarid Bortz, Operations 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 3/2/18.

**APPROVAL OF MINUTES:**

**Motion:**        *To approve the minutes dated November 14, 2017 as presented. (Allen/Ayers)*

**CARRIED** unanimously.

**OFFICERS REPORT:**

No Director reports.

**MANAGERS REPORT:**

Rod Quam reported; As of 2/28/18 Association had \$442,112 cash and \$808,663 reserves for total of \$1,256,775.

We were \$561 under budget in expenses February, \$1179 under budget YTD.

Current month gain \$3623, YTD gain \$9118.

Bank just cleared past due balance of \$4500 on #103.

3 rental units in February with \$4680 income, \$700 expenses including management fee.

Unit #110 sold 3/1 for \$278,500 including fee. Unit # 108 on market for asking price \$292,000 including fee.

**OLD BUSINESS:**

Landscaping and trees; Jerry Scheltens gave update on progress of tree trimming and landscape projects. Mamo's crew doing a nice job.

**NEW BUSINESS:**

Stairwells; Dawn Allen requested a timeline of painting stairwells. Jerry will inspect with Jarid and come up with a plan.

Solar Cover; Jarid will get proposal for cover to go over panels in summer to help control heat.

New Property Manager: Rod Quam introduced Greg Rosenblum our new Association Property Manager.

Chickens on property; We will try to identify who is feeding chickens and stop it to keep them away.

Smoking Violations; Problem tenant will be moving out. Other unit we are having issues will be warned/fined.

Letters on buildings; Suzanne suggested we need identifying letters on buildings.

Discussion commenced that buildings are already marked. No additional signs needed.

Louvered Windows; Jerry will be getting an updated proposal from contractor for installation and confirm window pricing. Plan is to get job done this year.

**NEXT MEETING DATE:**

The next Board of Directors meeting is scheduled for Tuesday July 17, 2018 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.**