

**ASSOCIATION OF APARTMENT OWNERS OF
LAHAINA RESIDENTIAL
BOARD OF DIRECTORS MEETING
TUESDAY APRIL 19, 2016**

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 Residential BBQ area.

DIRECTORS PRESENT:

Kent Knowley, President
Paul Ratterman, V. President
Jerry Scheltens, Treasurer
Dawn Allen, Secretary
Suzanne Ayers, Director

OWNERS PRESENT:

Sandy Lamerding #210, Robin Juarez #229, Joan Warner #105

OTHERS PRESENT:

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 April 8, 2016.

APPROVAL OF MINUTES:

Motion: *To approve the minutes dated January 19, 2016 as presented. (Scheltens/Ayers)*

CARRIED unanimously.

OFFICERS REPORT:

Suzanne Ayers commented on great tree trimming job.

MANAGERS REPORT:

Joel Vitt reported that tree trimming project went well and we will be gathering proposals for landscape improvements.

There is a slow intermittent ceiling leak from unit #210 into #110. Jerry will check it next time it leaks.

Kaz reported that we have after hours pool guests using pool late at night. He suggested that we go back to locking gate with chain. Board approved locking gate with chain to keep people out late at night.

Rod Quam reported:

As of 3/31/2016 Association has \$443,899 cash and \$587,736 reserves for a total of \$1,041,636.

All owners current on HOA dues.

We have 3 rental units remaining.

\$22,000 in taxes was paid for 2015 income and estimated 2016 income.

Because of tax payments made association is \$21,422 over budget in March, \$16,937 over budget YTD. Will check with CPA to see if taxes can be entered in another place than operating expenses.

Current loss is \$20,190 and YTD loss is \$9341.

OLD BUSINESS:

Pool Solar; Work completed. Kent will check on proper function.

Tree Trimming; Trimming complete except coconut trees.

Capone Payoff; Balance after all expenses and tax liability is \$21,306.28. Capone was paid the balance.

NEW BUSINESS:

First Hawaiian Bank Loan Update; Bank is updating financials for loan update. All looks good.

Board welcomed Dawn Allen to Board of Directors. This is first meeting after annual Homeowner meeting.

OWNER FORUM:

There was a discussion about people wandering around property late at night, items being stolen and homeless people hanging out around BBQ area. Board asked Joel and Rod to get proposals for installing chain link fencing on south and north sides of property by entrance with a locking gate on south side over walkway.

Dawn Allen commented that signs at BBQ and pool area need to be replaced. Board appointed her to get proposals.

The feud between owner in #227 and tenant in #127 is escalating. A main issue is constant slamming of #127 entry door. Board unanimously agreed that owner of #127 should install a pneumatic door closer to stop the slamming.

NEXT MEETING DATE:

The next Board of Directors meeting is scheduled for Wednesday June 15, 2016 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.