

**LAHAINA RESIDENTIAL
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY MAY 21, 2019**

CALL TO ORDER:

President Jerry Scheltens called the Board of Directors Meeting of the Association of Apartment Owners of Lahaina Residential to order at 4:17 PM.
Meeting held at Lahaina Residential BBQ area.

DIRECTORS PRESENT:

Jerry Scheltens
Paul Ratterman
Kent Knowley
Joan Warner

DIRECTORS PRESENT BY PHONE:

Dawn Allen

OWNERS PRESENT:

Tina Scheltens #104, Robyn Erlich #116, Gloria Kaufman #226, Carol Marks #114

OTHERS PRESENT:

Rod Quam, Managing Agent
Greg Rosenblum, Property 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 5/6/2019.

APPROVAL OF MINUTES:

Motion: *To approve the minutes dated March 19, 2019 as presented. (Ratterman/Knowley)*

CARRIED unanimously.

OFFICERS REPORT:

Jerry Scheltens thanked the Board and Quam Properties for all they do to help Lahaina Residential.

MANAGERS REPORT:

Rod Quam reported:
As of April 30, 2019 Association had \$452,361 cash, \$780,664 reserves.
Association \$1698 under budget in April, \$745 over budget YTD.

Current gain \$5810, YTD gain \$16,773.

3 rental units in April with \$4524 revenue. \$18,096 YTD.

Expenses; R&M Building \$5500 over budget, Water/Sewer \$4000 under budget.

Reserve expenses so far this year- \$36,000 Tree removal project, \$38,339 windows, \$25,000 Landscaping project.

OLD BUSINESS:

Landscape Project- Still fine tuning installed landscaping. Friendly Island doing good job within budget.

Window Warranty- Greg Rosenblum explained warranty on windows installed.

Parking stalls/violations- Nothing new to report.

NEW BUSINESS:

New proposals for landscaping and irrigation- Greg working with Friendly Island on getting proposals in sections. Will send to Board members when compiled.

Bike Rack management- Discussion on keeping racks clear of derelict bikes.

Pool Temperature/Solar panels- Solar panels are turned off for summer months. Have new thermometer to monitor temperature. We are adding substantial amount of water regularly. Jason monitoring closely.

Balance of new windows- Nothing to report at this time.

Mail Boxes- We are working on replacing deteriorated wood.

NEXT MEETING DATE:

The next Board of Directors meeting is scheduled for Tuesday July 30, 2019 at 4:15 PM. Lahaina Residential BBQ area.

ADJOURNMENT:

The Board of Directors unanimously agreed to adjourn the meeting at 4:55 PM.

Respectfully submitted,

Rod Quam R(B)

Quam Properties Hawaii, Inc.