

**ASSOCIATION OF APARTMENT OWNERS OF  
LAHAINA RESIDENTIAL  
BOARD OF DIRECTORS MEETING  
THURSDAY JUNE 11, 2015**

**CALL TO ORDER:**

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

**DIRECTORS PRESENT:**

Kent Knowley, President  
Paul Ratterman, V. President  
Jerry Scheltens, Treasurer  
Suzanne Ayers, Director  
Stephanie Nolette, Secretary

**OTHERS PRESENT:**

Dawn Allen #223, Annie McCoy #219, Joan Warner #105, Robyn Erlich #116  
Jay Willis #207, Robin Juarez #229, Bob Hoffman #228  
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 29, 2015.

**APPROVAL OF MINUTES:**

**Motion:**        *To approve the minutes dated March 26, 2015 as presented. (Ayers/Scheltens)*  
**CARRIED** unanimously.

**OFFICERS REPORT:**

No Officer reports.

**MANAGERS REPORT:**

Joel Vitt reported the following:  
Unit #116 concrete slab failing due to metal screed left in cement when concrete was poured. Lincoln Construction was called in to evaluate issue. It was found that there is steel in concrete that has rusted and concrete is spalling. The concrete and steel need to be removed and new concrete poured. Lincoln will provide proposal for work.

Have bids for tree trimming ranging from \$2500 to \$4700.  
New signs have been ordered for pool and BBQ area.  
Trees have been trimmed away from building on east side of property.  
Sidewalk repairs complete.  
Mailbox will be completed when Lincoln returns to repair #116 at no charge.  
Tropical Enhancement is going through entire existing irrigation over the next few weeks. When complete they will provide proposal on how to overhaul.

Rod Quam reported on current financials:

As of April 30 association has \$468,621 cash and \$513,522 reserves.  
We have spent \$23,000 of reserves for new fence, pool bathrooms, BBQ's and concrete walkways.  
Monthly land payment to bank is \$24,559 (\$15,410 principal, \$9418 interest). Balance on loan is \$2.6 million.  
There are currently 33 fee simple units and 27 leasehold. Due to fee purchases this year by owners we are currently \$3100 short monthly on budgeted revenue.  
Loss YTD is \$10,927 due to shortage on income.  
All owners are current on dues. All arrears accounts are now paid.  
We will be submitting re-finance request to First Hawaiian Bank.

**OLD BUSINESS:**

Property Line Trees; Neighbor has trimmed their side.  
BBQ and ceiling fan project completed by JT Associates. Everyone is very pleased with results.  
Concrete sidewalk repairs complete.

**NEW BUSINESS:**

Discussion on water damage to tenants laptop computer from sprinkler that stayed on several hours due to power outage. It was suggested that owner turn over to his insurance company. Tenant has no renter insurance.  
A motion was made by Suzanne Ayers to pay for damaged laptop. There was no second, motion not carried.  
Dawn Allen presented considerations for new signs. New signs have already been ordered so no need for further discussion.

There was a discussion on extremely warm water temperature in pool.

**Motion:**        *To turn off pool solar water heater from May 15 to  
November 15 each year due to the water being too hot.  
(Ratterman/Scheltens)*

**CARRIED** unanimously.

Rod Quam presented short term CD investment opportunity with Mutual of Omaha with a yield of 1.15%

**Motion:**        *To purchase two \$200,000 six month CD'S from Mutual of Omaha with funds coming from operating account.  
(Scheltens/Nolette)*  
**CARRIED** unanimously.

**NEXT MEETING DATE:**

The next Board of Directors meeting is scheduled for Thursday September 10, 2015 at 4:15 PM. Lahaina Residential BBQ area.

**ADJOURNMENT:**

The Board of Directors unanimously agreed to adjourn the meeting at 5:50 PM.

Respectfully submitted,  
Rod Quam R(B)  
**Quam Properties Hawaii, Inc.**