

**ASSOCIATION OF APARTMENT OWNERS OF
LAHAINA RESIDENTIAL
BOARD OF DIRECTORS MEETING
WEDNESDAY JUNE 15, 2016**

CALL TO ORDER:

Vice President Paul Ratterman called the Board of Directors Meeting of the Association of Apartment Owners of Lahaina Residential to order at 4:15 PM.
Meeting held at Lahaina Residential BBQ area.

DIRECTORS PRESENT:

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

DIRECTORS ABSENT:

Kent Knowley, President

OWNERS PRESENT:

Carol Mark #114, Annie McCoy #211

OTHERS PRESENT:

Rod Quam, Managing Agent
Shaun Felechner, 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 June 1, 2016.

APPROVAL OF MINUTES:

Motion: *To approve the minutes dated April 19, 2016 as presented.
(Ratterman/Allen)*

CARRIED unanimously.

OFFICERS REPORT:

No Officer reports.

MANAGERS REPORT:

Kaz Yaminoha reported that there has been a dramatic increase in dog population on property

Rod Quam reported:

As of 5/31/2016 Association has \$452,442 cash and \$615,736 reserves for a total of \$1,068,178

There is currently one owner delinquent on HOA dues and we have 3 terminated lease units.

Association is \$3322 under budget in May, \$17,659 over budget YTD.

We have a current gain of \$5250 in May, loss YTD is \$6588.

3 rental units in May with \$4515 income, \$451 in expenses.

Owner of unit #224 is offering HOA a quit claim deed for unit.

Motion: *To decline quitclaim deed of unit #224.
(Scheltens/Allen)*

CARRIED unanimously.

OLD BUSINESS:

Unit #110 ceiling leak; Jerry Scheltens reported that the leak was repaired 2 weeks ago. Ceiling drywall will be repaired by JT & Associates.

#127/227 feud; Paul Ratterman reported that door closer was installed on May 6 in #127. The issue is ongoing. We receive certified letters from #227 owner approximately every 2 weeks complaining that door continues to get slammed. Rod will consult with association attorney on possible association liability in the matter.

Fencing; We have 3 proposals for fencing along north and south sides of property by entry. Proposals also include a walk gate on walkway closest to Front St. Accurate Fence bid is the best price and they previously installed fencing on property.

Motion: *To accept Accurate Fence bid of \$6110 for 260 feet of six
feet high green pvc coated chain link fence and walk gate.
(Scheltens/Allen)*

CARRIED unanimously.

Signage; There was a discussion on new signage for property around pool/bbq area. Shaun will get proposals to present at next meeting.

NEW BUSINESS:

Property Security; Due to the problems of people wandering through property, thefts and people that do not live on property hanging out, Board asked Shaun to get proposals for

security patrol. We have one proposal so far for \$650/month. This includes service 7 nights per week with at least 3 visits to the property. We will continue to solicit more proposals.

Roofing; There was a brief discussion about getting proposals to re-roof property. The Board unanimously decided to table roofing for at least another year or more.

OWNER FORUM:

There was a discussion about smoking on property. Smoking is not allowed in any common areas on property. Smoking is also not allowed on lanai's.

Annie McCoy mentioned that she has an ongoing leak in her ceiling. Jerry Scheltens offered to check it out.

NEXT MEETING DATE:

The next Board of Directors meeting is scheduled for Wednesday August 17, 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.