

**LAHAINA RESIDENTIAL ASSOCIATION OF APARTMENT OWNERS
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY JULY 30, 2019**

CALL TO ORDER:

A quorum being present, President Jerry Scheltens called the Board of Directors Meeting of the Association of Apartment Owners of Lahaina Residential to order at 4:16 PM. Meeting was held at Lahaina Residential BBQ area.

DIRECTORS PRESENT IN PERSON:

President, Jerry Scheltens; Vice President, Paul Ratterman; and Secretary, Joan Warner.

DIRECTORS PRESENT BY PHONE:

Dawn Allen, Director

DIRECTORS ABSENT

Kent Knowley, Treasurer

OWNERS PRESENT:

Tina Scheltens #104; Lori Powers #115; Gloria Kaufman #226; Carol Marks #114; Anne McCoy #219; Sally Bumpus #108

OTHERS PRESENT:

Derek McClellan, Association Manager; Lysa Tracy, Association Director; and Rod Quam, Managing Agent.

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 7/12/2019.

APPROVAL OF MINUTES:

Motion: *To approve the minutes dated May 21, 2019 as presented.
(Ratterman/Warner)*

CARRIED unanimously.

OFFICERS REPORT:

No Director reports.

MANAGEMENT REPORT:

Rod Quam introduced our new association manager Derek McClellan to Board and Owners.

Rod then reported that as of June 30, 2019: the Association financials reflected:

\$756,600 cash and equivalents

\$741,366 Reserves

Total of \$1,249,185.

Recent reserve expenses of \$43,297.96 for Landscaping Project. So far association is \$7,000 under budget on the project.

Association is \$1,180 under budget in June, \$3029 under budget YTD.

Current monthly gain is \$6,506, and YTD gain of \$29,801.

3 rental units with \$27,071 income through June.

Unit #103 foreclosure sale cancelled by judge. The bank is current with dues on unit. Court is allowing Association to continue collecting rent on unit. Auction process will start over giving us approximately 6 months to continue collecting rent.

OLD BUSINESS:

Mail Box Pedestals:

Derek will continue working with maintenance on replacement of pedestals as required. Mailboxes do not yet require replacement but will be replaced with the same galvanized box when required.

Bike Racks:

Quam Properties will post notices on property advising of the removal of derelict/abandoned bikes at the end of August. This task will be scheduled yearly going forward to keep the rack tidy and available for all residents to use.

Pest Control Notices:

Joan Warner requested that Pest Control notices be posted on each door, in addition to the bulletin board at the BBQ pavilion.

Jalousie windows:

Quam Properties will identify owners that need to camouflage AC drain pipes. Jason will work with owners to complete any painting necessary.

NEW BUSINESS:

Owner/Tenant plantings in common areas:

The Board instructed Quam Properties to work with Friendly Island Landscaping to remove any plantings in the common areas that were not part of the professional installation and placed by owners without approval.

Parking Issues/Signage:

Ongoing parking issues were discussed. Lysa Tracy of Quam Properties is working on ensuring assigned parking being utilized as noted on the Declaration, or that agreements are in place and noted in the management office.

Proposals for Landscape Upgrades:

Friendly Island proposal E1402, in the amount of \$26,859, for the second phase of the landscaping upgrade was discussed. Derek McClellan will email the mock-ups created by Friendly to the Board for review in order to consider before voting.

Gutter Cleaning:

Trees overhanging the buildings are dropping debris into the gutters. Once the tree trimming is completed later in the year, the gutters will be cleaned and that task will be completed yearly going forward.

Awnings:

The Board to consider appointing a committee to investigate possible awning options for the units and research what appropriate guidelines would have to be adopted.

NEXT MEETING DATE:

The next Board of Directors meeting is scheduled for Tuesday October 1, 2019 at 4:15 PM.
Lahaina Residential BBQ area.

ADJOURNMENT:

With no further business, the Board of Directors unanimously agreed to adjourn the meeting at
5:10 PM.

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