

**ASSOCIATION OF APARTMENT OWNERS OF
LAHAINA RESIDENTIAL
BOARD OF DIRECTORS MEETING
WEDNESDAY AUGUST 17, 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 4:15 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:

Annie McCoy #211, Cynthia & Brad Willis #207, Linda & Roger Salmon #227,
Joan Warner #105, Kimberly Lauer#126

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 August 4, 2016.

APPROVAL OF MINUTES:

Motion: *To approve the minutes dated June 15, 2016 as presented.
(Scheltens/Ayers)*

CARRIED unanimously.

OFFICERS REPORT:

No Officer reports.

MANAGERS REPORT:

Kaz Yaminoha reported that there are approximately 6 units with broken louvered windows. Notices will be sent to owners to repair.

Shaun Felechner reported that there is a leak in irrigation line under concrete by pool area. Board suggested that the line be isolated to find what areas are affected to either run new line or omit.

Rod Quam reported:

As of 7/31/2016 Association has \$438,073 cash and \$633,736 reserves for a total of \$1,071,809.

There is currently one owner delinquent on HOA dues and we have 3 terminated lease units. Received check for \$5731 from bank for #119 to bring current.

Association is \$742 under budget in May, \$15,119 over budget YTD.

We have a current gain of \$2618 in May, loss YTD is \$345.

3 rental units in May.

OLD BUSINESS:

#127/#227 Issues; Linda Salmon continues to claim that downstairs neighbor is continually slamming entry door even though door closer was installed. Jerry Scheltens offered to participate in a meeting with both parties and owner of #127 Paul Ratterman in attempt to find a resolution to issues. It was agreed that there will be a meeting Wednesday August 24 @5pm at BBQ area. Any owners that want to attend are welcome.

Fencing & Signage; Accurate Fence will be installing fences on north and south sides of property September 13-15. Plants that are blocking pathway will be removed 2 days before. Wyatt Loft can remove all plants, he quoted up to \$1500 for work and will attempt to leave hedge on north side.

Motion: *To approve spending up to \$1500.00 for removal of plants blocking new fence line. Wyatt loft to perform work. (Scheltens/Ratterman)*

CARRIED unanimously.

Shaun Felechner checked into new updated signage for pool area. Cost will be under \$200 to consolidate and purchase new signs.

Motion: *To approve spending \$200.00 for new pool signs (Scheltens/Ratterman)*

CARRIED unanimously.

Property Security/Cameras; There was a discussion on types of cameras available for property security and costs. Board decided to table for now and wait until new fence is installed. Hopefully it will alleviate security issues.

Pool Solar; Pool Solar is turned off. We are experiencing hot summer conditions.

NEW BUSINESS:

OWNER FORUM:

There was a discussion on pool water conditions especially considering high water temperature we are experiencing. Board asked Shaun to have someone come out to evaluate water conditions.

An owner asked the Board to consider installing an ice maker for residents to use. Kent Knowley commented that the cost to purchase and maintain an ice maker is not practical. All agreed.

There was a discussion on louvered windows in each unit and who is responsible for replacement. Owners are responsible for replacing their windows and doors.

NEXT MEETING DATE:

The next Board of Directors meeting is scheduled for Tuesday October 18, 2016 at 4:15 PM. Lahaina Residential BBQ area.

ADJOURNMENT:

The Board of Directors unanimously agreed to adjourn the meeting at 5:32 PM.

Respectfully submitted,

Rod Quam R(B)

Quam Properties Hawaii, Inc.