

**LAHAINA RESIDENTIAL  
BOARD OF DIRECTORS MEETING  
TUESDAY SEPTEMBER 18, 2018**

**CALL TO ORDER:**

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

**DIRECTORS PRESENT:**

Jerry Scheltens  
Paul Ratterman  
Kent Knowley  
Suzanne Ayers

**DIRECTORS PRESENT BY PHONE:**

Dawn Allen

**OWNERS PRESENT:**

Joan Warner #105, Tina Scheltens #104, Lori Powers #115, Carol Mark #114

**OTHERS PRESENT:**

Rod Quam, Managing Agent  
Greg Rosenblum, Property Manager  
Jarid Bortz, Operations 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 9/4/18.

**APPROVAL OF MINUTES:**

**Motion:**            *To approve the minutes dated July 17, 2018 as presented.  
(Ayers/Allen)*

**CARRIED** unanimously.

**OFFICERS REPORT:**

No Director reports.

**MANAGERS REPORT:**

Greg Rosenblum reported;

Parking Issues:

Stickers with numbers would give us a better chance of controlling parking

New signs with better terminology would help deter from illegal parking.

A towing program can be utilized properly without having to pay the operator

**Motion:**        *To implement new parking sticker plan with new signs,  
towing company information and stickers as presented by  
Greg Rosenblum  
(Knowley/Allen)*

**CARRIED** unanimously.

New Site Manager: Zach Flynn. He is very trainable and already has some construction experience. We will be working with him closely to accomplish all of our goals.

Property walk with Joan Warner on August 23, Storage under the stairs was the number one item of concern on the property.

Rod Quam reported:

We renewed \$200,000 CD with Mutual of Omaha for 15 months at 2.25% interest.

As of August principal on FHB loan was \$240,430. Loan matures 10/1/18.

As of August 31, 2018 Association had \$454,969 cash, \$821,819 reserves for total of \$1,276,788.

1 rental unit in August. Unit #103 in very bad shape after being occupied for several years. Unit under repair to make ready for new tenant.

We were \$2074 under budget in June, \$2794 under budget YTD.

Current gain \$2635, YTD gain \$29,750.

As of August there were 10 Leasehold units. We have unit #208 in escrow to purchase fee.

**OLD BUSINESS:**

Landscaping:

New landscape vendor 5<sup>th</sup> Element, Andy Diaz, started on September 10<sup>th</sup>.

Bids are coming in on removal of the Eucalyptus paper bark trees.

The West side hedge trimming, testing all irrigation systems, keeping the back area cleaner and planting new plants along East fence are the priorities.

Stairwell Reconditioning:

Discussion continued regarding plan to repair stairwells. Jerry and Greg will get together to come up with plan.

BBQ'S:

We are having a very difficult time finding replacement parts for gas grills. Home Depot has 2 Kitchen Aid model # 740-0781 in stock. Price is \$1100 each. We will be able to

order replacement parts easily. New grills are 4 inches wider so we will need to cut out granite counter to fit. Can also install metal flashing to protect wood subsurface from fire.

**Motion:**        *To purchase and install 2 new 36" Kitchen Aid gas grills.  
Installation by Rainbow Glass.  
(Ratterman/Knowley)*

**CARRIED** unanimously.

Jalousie Windows:

Rainbow Glass 12 weeks to obtain material. 2 weeks to install. January Installation.

**Motion:**        *To approve purchase and installation of new louvered  
windows for \$79,000.00. Installation by Rainbow Glass.  
(Ratterman/Knowley)*

**CARRIED** unanimously.

**NEW BUSINESS:**

FHB Loan Update:

Loan maturity date is October 1, 2018. Principal due after current pending sale of #208 will be approximately \$125,000. Note will be paid with funds available in operating account.

Property Appraisal Assessment:

Attorney Paul Horikawa has been retained to represent Lessee's in negotiation of new ground lease rate. This is required by Hawaii state law. The costs incurred will be passed on to lessee's. New 10 year lease term begins January 1, 2019.

Building Roofs:

Discussion on timeline of replacing roofs. It was unanimous that we wait another year or two to replace. No tiles are missing and we have no leaks.

**NEXT MEETING DATE:**

The next Board of Directors meeting is scheduled for Friday November 9, 2018 at 4:15 PM. Lahaina Residential BBQ area.

**ADJOURNMENT:**

The Board of Directors unanimously agreed to adjourn the meeting at 5:30 PM.

Respectfully submitted,

Rod Quam R(B)

**Quam Properties Hawaii, Inc.**