

**NAPILI VILLAS  
ASSOCIATION OF APARTMENT OWNERS  
BOARD OF DIRECTORS MEETING  
Monday August 1, 2023**

**CALL TO ORDER**

President Pennington called the Board of Directors Meeting of the Association of Apartment Owners of Napili Villas to order on August 1, 2023 at Quam Properties office and Zoom 4:02 p.m. HST.

**PROOF OF NOTICE**

A notice of this August 1, 2023 Board meeting was sent to all owners of record on July 25, 2023.

**DIRECTORS PRESENT:**

Terry Pennington, President; Steve Phillips, Vice President; Laurel Ashlock, Secretary; Allie Stout, Treasurer; Art Pagnini, Director.

**OTHERS PRESENT:**

Rod Quam, Clifton Handy, Jim Cribben; Quam Properties

**OWNERS PRESENT:**

Tom Stryker, Tim Bruns, Mary Jamison, Mani Ryan, Annette Eberlein, Julien Michaud, Scott Mason, Silas White, Jeff Harrah, Harry Duckworth, Dustin Barton, David Stern, Steve & Sandy Lundborg.

**APPROVAL OF MINUTES**

The minutes of the Board of Directors meeting held on June 6, 2023 were presented for approval.

**Motion:**

*To approve the Board of Directors meeting minutes dated June 6, 2023, as presented.*

*(PhillipsAshlock)*

**CARRIED** unanimously.

**OFFICER REPORTS**

**President's Report**

Terry Pennington reported that we are still waiting on rebate from Spectrum.

**Treasurer's Report**

Ale Stout provided financial update:

As of June 30, 2023 Association had:

Cash & equivalents- \$107,708

Reserves- \$495,613

Prepaid Expenses- \$79,191

(Insurance, Taxes, Misc.)

Year to Date Income- \$6565 Over Budget

Year to Date Expenses- \$37,903 Over Budget

Items over budget- (legal fees \$37,903, Landscape/grounds \$9600)

With Lawsuit coming to settlement we will see improvement in bottom line each month.

### Site Manager's Report

Jim Cribben reported:

- IRRIGATION- Repairs are completed and the entire property is activated and set to run sprinklers 3 nights a week and we have received some rain in addition. Art has returned and received credit for the old clock and some components from a supplier he has history with on the mainland. He used the return credit of \$380.00 to obtain inventory that has mainland prices and will be shipping the supplies directly to his house.
- LANDSCAPING- we will be starting to slowly revamp some areas especially those that are in highly visible locations with fresh plants. All added costs will be approved prior to purchasing I have requested pricing from Maui Landscapers. Mowing the lawns will have the equipment set at a higher level to allow the grass to remain green. Fertilizer will be applied.
- COMMON AREAS / LANAI'S – All areas are inspected, and notices placed when violations are present. We have installed the new Neighborhood watch signs. One at each entrance/exit and the others each located on Punohu and one on Polohina. Common area lights are also being checked and replaced as needed.
- PARKING / HOUSE RULES- oil stains that recently showed up have been recorded and courtesy notice to clean area sent to the owners. Items dropped off at dumpsters are still an issue. I re-gift them to the owners when I have an address.
- CATCH BASIN- enforcement of the leash law continues with very little off leash activity noticed during my onsite hours. a sign will be placed to the gate exiting to the lower road saying keep gate always closed.

### **CONSENT AGENDA**

None

### **UNFINISHED BUSINESS**

### Landscape Issues

Reported on in Jim's report.

### Litigation Update

Rod Quam has call into attorney for an update.

### **NEW BUSINESS**

#### Smoking

Steve and Terry led discussion on making Napili Villas a non-smoking property.

#### **Motion:**

*To proceed with getting information on correct procedure to make Napili Villas a non-smoking property. Rod Quam to consult with Association Attorney. (Pennington/Phillips)*

**CARRIED** by majority. Stout voted nay.

### Property Gate Update

Ale Stout provided an update on progress of gate feasibility. Maui County has given preliminary approval and marked area at entrance off Highway 160 to place gate. The main entrance is private road and property so county not able to comment on that location.

### **NEXT MEETING DATES**

November 9, 2023 at 4 p.m. HST Board of Directors Budget Meeting

### **ADJOURNMENT**

With no motions to read into the record from executive session, the meeting was unanimously adjourned at: 4:43p.m. HST.

### **Meeting Transitioned to Owners Forum**

Respectively Submitted by:

Rod Quam R(B)

Principal Broker

Quam Properties Hawaii, Inc