

**ASSOCIATION OF APARTMENT OWNERS OF
NAPILI VILLAS
ANNUAL OWNER'S MEETING
Saturday, April 15, 2017**

DIRECTORS PRESENT

David Hanken, President; Terry Pennington, Vice President; Susan Barron, Treasurer; Crosby Beam, Director

DIRECTORS ABSENT:

Tim Bruns, Director

OWNERS PRESENT

Registered with Quam Properties.

OTHERS PRESENT

Rod Quam, Quam Properties, Inc. President; Barbara Pankey, Bookkeeper, Jim Cribben, Site Manager; Yatta Johnson, Stenographer.

CALL TO ORDER

President Hanken called the Annual meeting of the Association of Apartment Owners of Napili Villas to order at 9:02 a.m. on Saturday, April 15, 2017.

INTRODUCTIONS

The President introduced the management team. The Board and the owners introduced themselves.

DETERMINATION OF A QUORUM

The Bylaws of the Association of unit owners specifies quorum exists when more than 50 percent of owners are present, in person or by proxy.

Owners comprising 55.06 percent are present in person or represented by proxy, thus constituting a quorum.

PARLIAMENTARY PROCEDURE

In accordance with 514B-12(d), Hawaii Revised Statutes, this meeting will be conducted using the most recent edition of Robert's Rules of Order Newly Revised. The meeting rules are included in the owner's handout for this meeting. There was no objection to adopting the meeting rules as presented.

APPROVAL OF MINUTES OF PRECEDING MEETING

The minutes of the last Annual meeting were available when members signed in. Hearing no objections, the reading of the minutes was waived.

The 2016 Napili Villas Annual Owner's meeting was presented for approval.

Motion:

To approve the 2016 Napili Villas Annual Owner's meeting minutes, as presented. (Pennington/Beam)

CARRIED unanimously.

REPORT OF OFFICERS

PRESIDENT'S REPORT

President Hanken presented his report. He highlighted the following:

- The roofing project is completed. Site Manager, Jim Cribben was acknowledged for his assistance with managing the roofing project to its completion.

SITE MANAGERS REPORT

Site Manager Jim Cribben presented his report. The report was accepted and is on file.

PROPERTY MANAGER'S REPORT

Shaun Felechner presented the property manager's report. Mr. Felechner's report was accepted and is on file.

MANAGING AGENT REPORT

Mr. Quam presented his report. He acknowledged the Napili Villas staff and Board for their dedication to the owners. Mr. Quam's report was accepted and is on file.

Mr. Quam acknowledged the Board, the staff and the owners for their dedication to the community.

ELECTION OF DIRECTORS

The Board of Directors consists of five (5) members. There are three (3) positions that need to be filled on the Board of Directors, One (1) 3-year term two (2) 2-year terms.

Remaining on the Board are Terry Pennington and Susan Barron. Dave Hanken and Crosby Beam have agreed to run for another term.

President Hanken asked for nominations from the floor.

Owner, Jay Jarmakani, was nominated from the floor.

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Hearing no further nominations from the floor, the nominations were closed. All nominees were given an opportunity to introduce themselves and give a brief synopsis of their backgrounds.

The Nominees are:

- Dave Hanken
- Crosby Beam
- Jay Jarmakani

Motion:

To elect Dave Hanken, Crosby Beam and Jay Jarmakani, by acclamation, to the Board of Directors. (Thatcher/Porter)

Hearing no objections the motion is CARRIED.

ELECTION RESULTS

The Newly elected Board of Directors are:
Dave Hanken
Jay Jarmakani
Crosby Beam

Tim Bruns was acknowledged for his dedication to the Board and the owners.

Motion to Destroy Proxies and Ballots

Motion:

To destroy all ballots and proxies after thirty (30) days. (Pennington/Beam)

CARRIED unanimously.

Ratify the Actions of the Board During the Past Year

Motion:

To ratify the actions and decisions of the Board of Directors in the year 2016. (White/Luinski)

CARRIED unanimously.

NEW BUSINESS

Resolution on Assessments

There is a resolution that must be considered and voted on in order that we make the proper filing of our tax returns. This resolution covers maintenance fees and unrelated income paid during the year. We collect from all of our owners, on a monthly basis, maintenance fees, which cover the cost of running and maintaining the project. At year-end, we may have a balance in our checking account, operating reserve account and other specific accounts that will carry forward to the next calendar year.

Present tax rulings indicate that these funds, if not specifically designated to be used in the following year, would be taxable. Consequently, the resolution to cover the 'rollover' of these funds meets the necessary requirements.

RESOLVED, *By the Napili Villas Association of Unit Owners that any excess of membership income over membership expenses for the year ended December 2015 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.*

This resolution is adopted and made part of the minutes of the minutes of the April 15, 2017 Annual Owner's meeting. (Pennington/Barron)

Hearing no objections, the resolution is approved and adopted.

OWNER'S FORUM

An owner - Commented that the brackets on the handrail are very sharp and need to be addressed.

An owner - Suggested that the Board research the feasibility of adding photovoltaic solar panels.

The Board will continue to research the feasibility of adding photovoltaics to the property. The Board will obtain an updated proposals, once received the issue will be re-visited and placed on the agenda for discussion.

NEXT ANNUAL MEETING

The Annual Owner's meeting is scheduled on Saturday, April 14, 2018.

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ADJOURNMENT

The meeting was adjourned by unanimous consent at 9:46 a.m. HST.

A brief Organization meeting will follow this annual meeting.

Respectfully submitted,

Yatta Johnson
Stenographer
Tell Me More Stenography Services

Approved by:

President
Napili Villas Board of Directors