

**NAPILI VILLAS HOA, INC
ASSOCIATION OF APARTMENT OWNERS
BOARD OF DIRECTORS' MEETING
Tuesday, May 6th, 2025**

CALL TO ORDER

President Terry Pennington called the Board of Directors Meeting of the Association of Apartment Owners of Napili Villas to order at 4:00 p.m. at Quam Properties office and Zoom.

PROOF OF NOTICE

A notice of Board meeting was sent to all owners on April 22, 2025.

DIRECTORS PRESENT:

Terry Pennington, President; Steve Philips, VP' Ale Stout, Treasurer, Art Pagnini, Secretary, Laurel Ashlock, Director

DIRECTORS ABSENT: Steve Phillips, Vice President;

OTHERS PRESENT:

Clifton Handy, Laura Howard, and Jim Cribben; Quam Properties Hawaii, Inc.

OWNERS PRESENT:

Laurel Ashlock, Julien Michaud, Annette Eberlein, David Stern, Don White, Steve Lundborg, Jeff Harrah, Kevin Sampson.

APPROVAL OF MINUTES

Motion:

To approve the Board of Directors meeting minutes dated February 4th, 2025, as presented.
(Ale/Art)

CARRIED unanimously.

OFFICER REPORTS

President's Report

Terry Pennington's report was deferred.

Treasurer's Report

Clifton Handy of Quam Properties reported the following:

The financial statements for the period ending March 31, 2025, had operating cash and equivalents of \$597,561 and reserves stood at \$639,131.

Total Expenses for the period were \$187,760, which was over budget by \$30,152 which was primarily due to higher personnel costs for an extra pay period booked in March and the higher charge for water which is due to an accounting entry only. Water will be credited back next month as water is paid for via ACH with invoices entered manually.

Total association expenses year to date were \$465,709 which was over budget by \$4,882.
Overall year to date there is a surplus of \$2,088.

Site Manager's Report

Site Manager Jim Cribben reported the following:

- High risk inspections 100% completed
 - Owners with failed components will notified and have 60 days to comply
- A new power washer was purchased for the property.
 - Scheduled for 2 buildings per week
- A good amount of tree trimming has been done on the property along the highway next to the fire department. The coconut trees also got trimmed.
- Rain gutters were cleaned for 7 buildings along the perimeter where the trees were trimmed clear all the debris out of the rain gutters.
- Working with the landscapers on irrigation issues and a heavy slug infestation. We are sending weekly photographs back to the owner of the Landscape Company on the areas of concern.
- The water department will be installing the new digital water meter(s).
- Feral cats on property are becoming a growing problem. Owners are requested not to feed the feral cats at another location and not on property
- Reminder to owners, the policy of Napili Villas as stated in the House rules, states all pets must be on leash,

CONSENT AGENDA:

None.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

A revised Collection Policy prepared by legal was read aloud. The late charges and interest shall be applied if an owner shall fail to pay any assessment on or before the 10th day of the same month the assessments are due. In the event of late payment, such owners shall pay a late payment charge in the amount equal to 1% interest on outstanding balance per month and a \$200 late charge.

Motion:

To approve the Collection Policy as presented that includes \$200.00 late charges and 1% per interest presented. (Ale /Terry)

CARRIED unanimously.

Napili Villas HOA
Board of Directors Meeting
February 4th, 2025 – Approved 8.5.25

NEXT MEETING DATES

Board of Directors Meeting is on August 5th, 2025 at 4 p.m. HST

ADJOURNMENT

The meeting was adjourned by President, Terry Pennington at 4:15 p.m. HST.

OWNERS FORUM

An owner's forum was held at the end of the regular Board Meeting for owners to ask questions of the Board which is not an official part of the meeting.

Respectively Submitted by:
Clifton Handy R(S)
Association Manager