ASSOCIATION OF APARTMENT OWNERS OF NAPILI VILLAS BOARD OF DIRECTORS MEETING November 1, 2022

CALL TO ORDER:

President Terry Pennington called the Board of Directors Meeting of the Association of Apartment Owners of Napili Villas to order at 5:01 PM beginning with Executive Session scheduled from 5:00-5:30 PM.

DIRECTORS PRESENT VIA ZOOM/CONFERENCE CALL:

Terry Pennington, Ale Stout, Stephen Phillips, Laurel Ashlock & Eddie Kramer

OTHERS PRESENT:

Lysa Tracy, Jim Cribben, and Laura Howard of Quam Properties.

DETERMINATION OF QUORUM AND NOTICE POSTING:

Quorum was established. Notice was posted on property and emailed to all Directors October 18, 2022.

ADJOURNMENT TO EXECUTIVE SESSION:

Upon unanimous approval, the meeting was adjourned to executive session at 5:01pm.

RECONVENE

Executive session was adjourned, and general session reconvened at 5:31pm.

DIRECTORS PRESENT VIA ZOOM/CONFERENCE CALL:

Terry Pennington, Ale Stout, Stephen Phillips, Laurel Ashlock & Eddie Kramer

OWNERS PRESENT:

Annette Eberlein#8-6; Julien Michaud#20-6; Tomoko Nelson#18-2; Jeffrey Harrah#14-3; Kevin Sampson#15-4; Mani Ryan #24-4; Dustin Barton #43-1.

OTHERS PRESENT:

Lysa Tracy, Jim Cribben, and Laura Howard of Quam Properties.

DETERMINATION OF QUORUM AND NOTICE POSTING:

Quorum was established. Notice was posted on property and emailed to all Directors October 18, 2022.

APPROVAL OF MINUTES:

MOTION: To approve the minutes of August 9, 2022, as presented.

(Ashlock/Kramer) unanimous

PRESIDENT'S REPORT:

President Pennington deferred an official report as most of the information will be provided under New Business items. He did note for the record that some irrigation is being done on property to identify irrigation issues.

TREASURER REPORTS BY QUAM PROPERTIES:

Lysa Tracy reported the following as of 09/30/2022:

Association had \$130,015 cash and \$415,766 reserves, for a total cash position of \$672,732.

Operating expenses \$1,836 under budget for September and \$46,703 over budget as of year-end due to utilities and Attorney costs.

SITE MANAGER REPORT:

Jim Cribben presented the site manager report and it is included at the end of these minutes

CONSENT OF AGENDA:

MOTION: Terminate Pest Control Contract with Bowman and engage Mid-Pac Pest Control.

(Pennington/Kramer) unanimous

OLD BUSINESS:

None

NEW BUSINESS:

Rental Unit: Discussion to increase rental unit monthly rent.

MOTION: To increase monthly rent of rental unit to \$2300.00/month at the beginning of the next

lease period.

(Phillips/Stout) unanimous

2023 Budget Review: Lysa Tracy presented 2023 proposed budget.

MOTION: To adopt the 2023 budget reflecting maintenance fees in the amount of \$855,948 and

reserve fees in the amount of \$138,600 reflecting an overall increase of 6.75%.

(Ashlock/Stout) unanimous

NEXT MEETING DATES:

The next Board of Directors meeting will be February 7, 2023 at 5:00 PM.

ADJOURNMENT:

There being no further business to come before the Board, and with no motions from Executive Session to read into the record, the meeting was adjourned at 6:57 PM.

OWNERS FORUM:

Respectfully submitted,

Lysa Tracy, CMCA® AMS® R(B)

Quam Properties Hawaii, Inc.

NAPILI VILLAS SITE MANAGER REPORT – 11/1/22

GROUNDS AND MAINTENANCE- Landscaping is still being challenged by the county water restrictions. With the crew devoting most time to general clean up and trimming. We are also conducting irrigation inspection which allows us to use some water as we go through the individual zones. The county is aware we are doing the check on the system when they were on site Thursday the 20th checking various meters. I Spoke directly with the inspector and discussed our usage during the inspection and was told we were allowed to do the check. They also mentioned \$10,000 fines have been issued to larger properties for water main leaks.

RAIN GUTTERS- have recently been cleaned on Kiohuohu Lane Building 9 & 3 by Ino Rain gutter company.

STREETLIGHTS- We have had some issues with the streetlights that we tried to trouble shoot by changing out the sensors. Finally had Northwest electrical come diagnose the lights and there was a wiring issue at the breaker panel. It has been repaired.

VISITOR PARKING- Notices for violations are being sent to owners and placed to cars that continue to use the area in violation of the house rules.

CATCH BASIN- County lease laws continue to be enforced. Animal control has been on site to check on reports of dogs off leash.

HOUSE RULE VIOLATIONS – Notices are being sent to owners for Lanai Plants over height limit along with other violations.