

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.