

**NAPILI VILLAS HOA, INC
ASSOCIATION OF APARTMENT OWNERS
BOARD OF DIRECTORS' MEETING
Tuesday, August 5, 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 4:03 p.m. at Quam Properties office and Zoom.

PROOF OF NOTICE

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

DIRECTOR'S PRESENT:

A quorum was met with director's present Terry Pennington, President; Steve Phillips, Vice President, Art Pagnini, Secretary, and Laurel Ashlock, Director.

DIRECTORS ABSENT:

Ale Stout, Treasurer.

OTHERS PRESENT:

Clifton Handy, Quam Properties Hawaii, Inc. and Jim Cribben, Napili Villas Site Manager.

OWNERS PRESENT:

Annette Eberlein, Carol Koepke Tuua, David Stern, Dennis Ryan, Hugh & Sharon Atkinson, Kevin Sampson, Steve Lundborg, Ashley Garza, Jeff Harrah, Mani Ryan.

APPROVAL OF MINUTES

Motion:

To approve the Board of Directors meeting minutes dated May 6th, 2025, as presented.
(Terry/Art)

CARRIED unanimously.

CONSENT AGENDA:

To Ratify the following items approved unanimously by the board via email consent:

- Approval of NV Accessibility Fund payment of \$4,500 to Mary Jameison
- Approval of the Site Manager shifting to a 4-day 10-hour work week.

(Ale /Terry)

CARRIED unanimously.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

MOTION:

Should the Association seek a vote of its ownership on whether to amend the Private Park Declaration to allow dogs being off-leash at the Park when the gates to the Park are closed with the understanding that such authorization must still be approved by the County of Maui?
(Terry/Laurel)

The Association received a MEMORANDUM TO NAPILI VILLASHOA BOARD AND ASSOCIATION MEMBERS concerning this issue. The directors received and reviewed that Memorandum.

DISCUSSION:

The Board in considering the impacts of dogs off-leash at the catch basin found that the liability would cause our current liability insurance carrier to exclude insurance coverage for this activity on property. Furthermore, we would not be renewed for insurance should the catch basin be converted for dogs off-leash by current carriers.

The risk of lawsuits if someone gets hurt or another dog is attacked is real concern. Cost for the conversion is also prohibitive for the AOA right after a large special assessment to owners and an increase to maintenance fees in the prior year.

FAILED unanimously.

NEXT MEETING DATES

Board of Directors Meeting is on Tuesday November 4,2025 at 4 p.m. HST

ADJOURNMENT

The meeting was adjourned by President, Terry Pennington at 4:18 p.m. HST. Owner's Forum was conducted after meeting adjournment.

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