

**ASSOCIATION OF APARTMENT OWNERS OF
NAPILI VILLAS
BOARD OF DIRECTORS MEETING
October 25, 2021**

CALL TO ORDER:

Lysa Tracy called the Board of Directors Meeting of the Association of Apartment Owners of Napili Villas to order at 5:04 PM.

DIRECTORS PRESENT VIA ZOOM/CONFERENCE CALL:

Susan Barron; Ale Stout; Eddie Kramer; Stephen Phillips.

DETERMINATION OF QUORUM AND NOTICE POSTING:

Quorum was established. Notice was posted on property and emailed to all Directors October 18, 2021.

OWNERS PRESENT:

Laurel Ashlock #3-7; Hugh Atkinson, #26-1; Annette Eberlein, #8-6; Paul Giragosian, #6-8; Lisa Isoda, #15-3; Carol Koepke Tua'a #10-5; Carol Willard-Lopez, #21-4l Weston Masson, #4-8; Richard Thome, #3-6.

OTHERS PRESENT:

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

APPROVAL OF MINUTES:

MOTION: To approve the minutes of July 14, 2021, as presented.
(Barron/Phillips) **unanimous**

PRESIDENT'S REPORT:

No report.

TREASURER REPORTS BY QUAM PROPERTIES:

Lysa Tracy reported the following as of 8/31/2021:

Association had \$210,619 cash, \$263,216 reserves.

Operating expenses \$1,273 under budget in August; \$35,350 over budget YTD, due to Attorney costs.

SITE MANAGER REPORT:

Site Manager reported:

The property has undergone several major projects in recent years. We have worked on everything from the roofs, dry rot, painting, rain gutters and the handrails. Right now, the postal service has offered to replace all Mailboxes at no cost to the property. This project has an estimated value of \$20,000. This installation is almost complete. We are now at a point where other maintenance issue can be addressed. When it is necessary the common lights are being converted over to LED. Outdoor cover plates are also being replaced. The second-floor walkways are also getting re-coated. The buildings have a well-maintained look and the grounds look healthy and lush.

General maintenance of common areas and upkeep are being completed.

Landscape and irrigation had challenges during the summer months with drought conditions and several failing valves and leaks throughout the property; island plants crew worked hard to identify and repair the areas affected. We replaced several valves at no labor cost. This work was done under the "special project" clause in the contract. Trouble shooting these issues took time and effort trying to locate leaks and identify bad valves. Saving water has always been important and remains a priority. Adjustments are made when conditions allow.

The tree trimming has been a bit slow; I've been communicating with Island Plant requesting ALL trees get trimmed not just the street trees.

