**NAPILI VILLAS**

**ASSOCIATION OF APARTMENT OWNERS**

**BOARD OF DIRECTORS MEETING**

**Tuesday February 6, 2024**

**CALL TO ORDER**

President Pennington called the Board of Directors Meeting of the Association of Apartment Owners of Napili Villas to order at 4:06 p.m. at Quam Properties office and Zoom.

**P****ROOF OF NOTICE**

A notice of this February 6, 2024, Board meeting was sent to all owners on January 25, 2024.

**DIRECTORS PRESENT:**

Terry Pennington, President; Steve Phillips, Vice President; Laurel Ashlock,

Secretary; Allie Stout, Treasurer; Art Pagnini, Director.

**OTHERS PRESENT**:

Rod Quam, Clifton Handy, Laura Howard, Kyle Dempsey; Quam Properties Hawaii, Inc.

**OWNERS PRESENT**:

Edward Kramer; Robert Kouchiyama; Annette Eberlein; Julien Michaud; Harry Duckworth; Robert Desmond, Lerena Kelly, Mani Ryan, David Stern, Steve Lundborg, Kevin Sampson; Scott Mason; Tom Stryker.

**APPROVAL OF MINUTES**

**Motion:**

*To approve the Board of Directors meeting minutes dated November 14, 2023, and December 18, 2023, as presented. (Philips/Pagnini)*

**CARRIED** unanimously.

**OFFICER REPORTS**

President’s Report

Terry Pennington reported that Spectrum will be out this week for site visit to evaluate wireless internet for property and once completed cameras will be operational.

Treasurer’s Report

Financial Report as of 12/31/2023

Cash and Equivalents- $100,426

Reserves- $552,184

Prepaid Expenses-$194,145

                (Insurance-$97,855 – Taxes-$5077 – Misc-$11,136)

                (Bad Debt – Maintenance Fees- $70,483 – Reserves- $5626)

2023 Income- $106,011 Over Budget

                (Spectrum Signing Bonus-$36,800 – Cable Income-$57,040)

2023 Expenses- $90,076 Over Budget

                (Legal Fees-$53,789 Over – Utilities-$13,709 Over – Personnel Expenses-$16,297 Over)

Net Income- $15,934

Two units in Foreclosure for many years settled in 2023.

Manager’s Report

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| --- |
| Kyle Dempsey reported:* Continuation of project for pressure washing stairways and decks.
* Irrigations, repairs and maintenance ongoing.
* Wood dry root issues are being addressed with a contractor for repair.
* New landscaper work on property already yielding improvements as property landscaping is improved.
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**CONSENT AGENDA**

 Napili Accessibility Fund / Per Unit Maximum for negotiation with the DOJ

**Motion:**

To Ratify counter proposed at $3,500 per unit maximum up from $2,000*. (Ashlock/Pagnini)*

**CARRIED** Unanimously.

**Motion:**

To Ratify counter proposed at $4,500 per unit maximum up from $3,500*. (Stout/Pagnini)*

**CARRIED** Unanimously.

**UNFINISHED BUSINESS**

Continuation discussion of smoking policy at Napili Villas to ban smoking in common areas or on owner lanais. This policy can be added to House Rules, but enforcement is not as strong as if included in the bylaws by amendment. A price quote from attorney to amend bylaws and send ballots to owners. majority vote of owners to enforce a no smoking policy, but can be added to House Rules by majority vote of board members.

The estimated price of process will be obtained to have smoking policy added to bylaws in order to bring it to vote for the board.

**NEW BUSINESS**

None.

**NEXT MEETING DATES**

May 6, 2024, at 4 p.m. HST Board of Directors Meeting.

Annual Owner Meeting scheduled for Saturday March 30, 2024.

**ADJOURNMENT**

With no objections the meeting was adjourned at 4:58 p.m.

**Meeting Transitioned to Owners Forum**

Owners had questions related to the Consent Order retro-fits and how related to the outside retrofits that could not be adhered to. The creation of the Accessibility Fund was the compromise for not being able to adhere to all the ADA outside retrofits. All unit owners may apply for reimbursement up to $4,500 for ADA upgrades to unit. The defendants have not sent all the required documentation to the ground floor owners covered, so attorney has scheduled meeting with Judge in order to seek compliance.

Foreclosed properties for two units that had been in foreclosure for several years are now nearly fully completed.

Gate for property project has been postponed after fire and price may be prohibited. Estimates will be obtained, and payment options considered at later date.

Respectively Submitted by:

Clifton Handy R(S)

Association Manager

Quam Properties Hawaii, Inc