

**NAPILI VILLAS
ASSOCIATION OF APARTMENT OWNERS
BOARD OF DIRECTORS MEETING
February 14, 2023**

DIRECTORS PRESENT:

Terry Pennington, President; Steve Phillips, Vice President; Laurel Ashlock, Secretary; Allie Stout, Treasurer; Eddie Kramer, Director-at-Large

OTHERS PRESENT:

Lysa Tracy, Director of Association Management, Quam Properties;
Laura Howard, Association Management Administrator, Quam Properties;
Jim Cribben, Site Manager

OWNERS PRESENT:

Buff Weaver, 18-5; Carol Koepke, 10-5; Bel and Christina Wasseem, 11-4;
Laurie Mann, 13-7; Stephen Stout, 1-4; Steve Lundborg, 14-1; Beth Hazur, 14-6;
Kevin Sampson, 15-4; Jim Quigley, 19-5; Julien Michaud, 20-6;
Dave Shively, 22-7; Harry Duckworth, 23-3; Mani Ryan, 24-4; Tom Styker, 3-1;
Richard Thome, 3-6; Scott Lau, 6-4; Annette Eberlein, 8-6; Patricia Orason, 9-2;
Sally Porter, 8-5; Derek and Kristen Decrausaz, 18-3; Judi Desmond, 22-6

CALL TO ORDER

President Pennington called the Board of Directors Meeting of the Association of Apartment Owners of Napili Villas to order on February 14, 2023 at 2:10 p.m. HST. The meeting was held at Kumulani Chapel in Kapalua.

APPROVAL OF MINUTES

The minutes of the Board of Directors meeting held on November 1, 2022 were presented for approval.

Motion:

To approve the Board of Directors meeting minutes dated November 1, 2022, as presented. (Phillips/Stout)

CARRIED unanimously.

PROOF OF NOTICE

A notice of this February 14, 2023 Board meeting was sent to all owners of record on January 24, 2023.

OFFICER REPORTS

President's Report

President Pennington presented his report. He highlighted the following:

- Security options were discussed; any updated information will be posted on the owners' website.

Treasurer's Report

Detailed financials are available upon request to the management company.

Site Manager's Report

Site Manager, Jim Cribben presented his report. The detailed report was included in the meeting packet and is on file. Mr. Cribben highlighted the following:

- The backflow preventer project was discussed.
- The issues in the landscaping were addressed.
- The curbs and the fire hydrants have been painted.
- Visitor parking issues discussed.

CONSENT AGENDA

Ratified Motion:

*To approve the estimate for the backflow preventer in the amount of \$7558.32.
(Ashlock/Stout)*

CARRIED unanimously.

UNFINISHED BUSINESS

Landscape Issues

The landscape issues were addressed in the Resident manager's report; the report is posted on the owners' website.

Litigation Update

The most up-to-date information was sent to all owners, via email. The Association's counsel will be present at the annual owners' meeting and will discuss any further updates, in person.

NEW BUSINESS

Smoking on Lanais

The Board discussed the feasibility of amending the bylaws to restrict smoking on property.

Parking/Vehicle House Rules

The Board discussed the parking issues on property. The Board will further discuss possible solutions/resolutions.

Recycling Discussion

President Pennington has done his due diligence to find recycling options; however, there have been no solutions, as of yet.

Annual Meeting Discussion

The 2023 Annual Owners meeting will be held at Paki Maui on April 22, 2023.

NEXT MEETING DATES

April 22, 2023 at 9 a.m. HST Annual Owners' Meeting
May 2, 2023 at 4 p.m. HST Board of Directors Meeting

EXECUTIVE SESSION

With no further items on the agenda, and by unanimous consent, the meeting was adjourned to executive session at 6:26pm to discuss litigation and security issues.

The general session was reconvened at 6:42pm.

ADJOURNMENT

With no motions to read into the record from executive session, the meeting was unanimously adjourned at: 6:42 pm. HST.

Respectively Submitted by:

Yatta Johnson

Stenographer

Tell Me More Stenography Services