

Approved 07.14.2021

**ASSOCIATION OF APARTMENT OWNERS OF
NAPILI VILLAS
BOARD OF DIRECTORS MEETING
MAY 5, 2021**

CALL TO ORDER:

Kevin Garvin 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:

Kevin Garvin; 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 April 23, 2021.

OWNERS PRESENT:

Nancy Abbey #14-4; Stephen Stout #1-4; Nathan Mau #17-2; Julien Michaud #20-6; Jo Petran #25-2; Laurel Ashlock #3-7; Mani Ryan #24-4; Ana Phillips #9-1; Carol Koepke Tua'a #10-5; Sharon Atkinson 26-1.

OTHERS PRESENT:

Rod Quam, Lysa Tracy, Mike Fahnert & Jim Cribben of Quam Properties.

APPROVAL OF MINUTES:

MOTION: To approve the minutes of November 3, 2020 as presented.
(Barron/Garvin) unanimous

PRESIDENT'S REPORT:

No report.

TREASURER REPORTS BY QUAM PROPERTIES:

Lysa Tracy reported:

As of 3/31/2021 Association had \$228,537 cash, \$389,646 reserves.

Operating expenses \$4,968 over budget in March, \$14,410 over budget YTD, mainly due to Attorney costs.

Current loss \$3,160, YTD loss \$9,947.

Legal fees so far in 2021 \$20,791.

SITE MANAGER REPORT:

Deferred as Site Manager gave detailed report to owners at the Annual Meeting in April. Owners are directed to the Annual Meeting minutes for additional info. Site Manager will provide some information during the Board Update portion of this Agenda.

MANAGING AGENT REPORT:

Lysa Tracy addressed several issues brought up by new board member Ale Stout, and provided information on prior considerations of the issues raised.

RULES:

- Parking: Jim Cribben addresses all parking issues – including owners that park over the sidewalk when pulling in – as he observes them or they are reported.
- Skateboarding: This is a safety issue, and is generally enforced by Jim Cribben when observed or reported. It was noted that during Covid with so many children home and having limited activities, the rules were slightly less stringent, but that would be modified with the return to pre-covid conditions.

It was noted again for the record that all rules are enforced by Quam as outlined in the House Rules.

DUMPSTER CAMERAS:

- While previously considered and rejected as not feasible/cost prohibitive, Quam led another discussion about installation of cameras at the dumpsters. It was determined that while technology has improved, the cost of implementing cloud storage of footage remains cost prohibitive, especially when the Board is doing everything possible to limit expenses in light of the ongoing litigation. Jim Cribben also noted that while there are occasional issues, he is mostly able to address them in the moment and they are not occurring so often that cameras seem necessary.

NOISE:

- Ale Stout noted that she has complaints about her upstairs neighbor, noise from their flooring, and does not believe the owners installed the correct sound barriers. Jim Cribben advised that he has informed all parties that the upstairs owners did install the correct barrier as required by the Association. He personally inspected the materials at installation and all rules were complied with. It was noted that while neighbors should be courteous of others – in a condominium environment, noise is inevitable.

GATES:

- The issue of gating the community was brought up again. For the record, Lysa Tracy outlined the following reasons while installing gates at Napili Villas cannot be implanted:
 - o Several Easements exist and it has not been determined if exceptions of use/access would be granted.
 - o The Catch Basin is required to allow Public Access, and there are dedicated parking spots for that use. The Community cannot be gated and allow the required Public Access so further discussion is moot.
 - o Even if issues above were somehow resolved, the project is so expensive (in the ballpark of \$100K) that it too prohibitive to consider – and especially when everyone continues to express budge concerns. That does not take into account ongoing repair/maintenance, etc.

LAWSUIT:

- All of the points that were covered by the Association Attorney at the April Annual Owner Meeting were detailed again for all in attendance. For complete details, owners are directed to the Annual Meeting Minutes.

EV CHARGING STATIONS:

- Kevin Garvin advised owners and new board members of multiple prior discussions and research by prior Boards as to why charging stations aren't current feasible:
 - o Parking spots are Deeded and cannot be unilaterally designated for EV spots
 - o Guest spots are designated in the governing documents, and while a vote of owners could change the use of the Guest spots, they are not conveniently located for all owners in the community.
 - o Existing electric infrastructure would have to be upgraded at significant cost to the association and it isn't prudent as long as the lawsuit is ongoing and legal fees incurred.

OLD BUSINESS:

None.

NEW BUSINESS:

It was brought up to perhaps send out a survey to all owners to get their input on what they see as major concerns for the property and their satisfaction with Quam as managing agent.

MOTION: To table any further discussion about a survey until the directors proposing it have finalized the questions to be posed and present to the Board for review.
(Barron/Stout) unanimous

NEXT MEETING DATE:

The next Board of Directors meeting will be July 14, 2021.

OWNERS FORUM:

Questions were again answered in regard to the DOJ lawsuit against Kobayashi. All answers were the same as covered by the Association Attorney at the April Annual Owner Meeting. For complete details, owners are directed to the Annual Meeting Minutes.

ADJOURNMENT TO EXECUTIVE SESSION:

The Board of Directors unanimously agreed to adjourn to executive session at 6:55 PM.

RECONVENE & ADJOURNMENT:

The Board of Directors unanimously agreed to reconvene the general session, and subsequently adjourn the meeting at 7:16 PM.

Respectfully submitted,

Lysa Tracy, CMCA[®] AMS[®] R(S)
Quam Properties Hawaii, Inc.