

**ASSOCIATION OF APARTMENT OWNERS OF
NAPILI VILLAS
BOARD OF DIRECTORS MEETING
February 22, 2022**

CALL TO ORDER:

Lysa Tracy called the Board of Directors Meeting of the Association of Apartment Owners of Napili Villas to order at 5:05 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 February 8, 2022.

OWNERS PRESENT:

Laurel Ashlock #3-7; Tim Bruns #25-3; Harry Duckworth #23-3; Annette Eberlein, #8-6; Judith Epstein #16-3; Dominick Grosso, #15-7; Elizabeth Hazur #14-6; Robert Kouchiyama #22-2; Terry Pennington #4-2; Mani Ryan #24-4; Kevin Sampson #15-4; Michael Stryker #301; Richard Thome, #3-6.

OTHERS PRESENT:

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

APPROVAL OF MINUTES:

MOTION: To approve the minutes of October 25, 2021, as presented.
(Barron/Stout) **unanimous**

PRESIDENT'S REPORT:

President Barron noted that the AOA had not yet completed another round of High-Risk Inspections since they were last completed in late 2018/early 2019 and believes it is important that the inspections are performed again in 2022 with strict penalties to those owners that do not comply with allowing the inspection. Insurance rates continue to increase, and performing the inspections are one way to help minimize increases.

TREASURER REPORTS BY QUAM PROPERTIES:

Lysa Tracy reported the following as of 12/31/2021:

Association had \$211,342 cash

\$307,100 reserves on hand

Operating expenses \$7,068 over budget for December and 57,288 over budget as of year-end due to Attorney costs.

SITE MANAGER REPORT:

Site Manager reported: Northwest Electric was called to property to check the streetlights on Kiohuohu after replacing the sensor and bulbs did not resolve the ongoing lighting issue. It was discovered to be a faulty ground wire causing the lights to malfunction and has now been resolved. Visitor parking continues to be an ongoing challenge and Notices continue to be issued to those in violation. It was also noted that MPD appears to have stepped up enforcement of illegal parking at the entrance to the property. Complete irrigation inspection is being conducted with heads being replaced as needed to improve watering coverage. There is a new walkway being installed at 3 Kiohuohu to eliminate damage to groundcover and lawn caused by repeated use of a "shortcut" to exit the property.

OLD BUSINESS:

None.

NEW BUSINESS:

2022 Annual Meeting Logistics: it was noted that the County has continued to ease gathering restrictions and that the Annual Owners meeting would be held at Kumulani Harvest Chapel in Kapalua on April 9th and that the Board did not expect any issues or restrictions by the County as occurred in 2021. Owners are encouraged to submit their proxies and attend the meeting.

NEXT MEETING DATES:

The next Annual Homeowners Meeting will be April 9, 2022.

The next Board of Directors meeting will be April 26, 2022.

ADJOURNMENT TO EXECUTIVE SESSION:

The Board of Directors unanimously agreed to adjourn to executive session at 6:06 PM.

RECONVENE & ADJOURNMENT:

The Executive session was adjourned, and general session was reconvened at 6:33pm. With no further business before the Board, unanimously adjourned the general session at 6:33pm.

Respectfully submitted,

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