

**ASSOCIATION OF APARTMENT OWNERS OF
NAPILI VILLAS
BOARD OF DIRECTORS MEETING
May 3, 2022**

CALL TO ORDER:

President Terry Pennington called the Board of Directors Meeting of the Association of Apartment Owners of Napili Villas to order at 5:02 PM.

DIRECTORS PRESENT VIA ZOOM/CONFERENCE CALL:

Terry Pennington, Ale Stout; Stephen Phillips & Laurel Ashlock

DIRECTORS EXCUSED:

Eddie Kramer

DETERMINATION OF QUORUM AND NOTICE POSTING:

Quorum was established. Notice was posted on property and emailed to all Directors April 19, 2022.

OWNERS PRESENT:

Annette Eberlein, #8-6; Kevin Sampson #15-4; Tom Stryker #301; Julien Michaud #20-6; Melanie Guidry #16-5.

OTHERS PRESENT:

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

APPROVAL OF MINUTES:

MOTION: To approve the minutes of February 22, 2022, as presented.
(Phillips/Stout) unanimous

PRESIDENT'S REPORT:

President Pennington deferred an official report as most of the information will be provided under New Business items. He did note for the record that his primary concern is fiscal responsibility and ensuring that all projects undertaken keep the financial health of the association as top priority.

TREASURER REPORTS BY QUAM PROPERTIES:

Lysa Tracy reported the following as of 03/31/2022:

Association had \$206,550 cash and \$340,126 reserves, for a total cash position of \$546,676

Operating expenses \$6,823 over budget for March and 9,049 over budget as of year-end due to water and Attorney costs.

SITE MANAGER REPORT:

Jim Cribben presented the site manager report and it is included at the end of these minutes

OLD BUSINESS:

None.

NEW BUSINESS:

Recycling Program: Terry Pennington reviewed the past history of recycling and advised that he reached out to get pricing from the refuse company, but that prices were excessive and not supported by the budget. Mr. Pennington will continue to investigate to see if there is an option to owners, or perhaps an interest in collecting recyclables to "donate" to the landscape crew.

Insurance Alternatives: Terry Pennington announced that he is researching a possible change of insurance brokers to see if there is a potential for savings. It was noted however, that due to limited carriers offering coverage in Hawaii, the potential for change and savings is limited.

Dryer Vent Cleaning: Terry Pennington reviewed the past history of vent cleaning, noting in the past that the AOA had contracted the service previously and the current status where owners are responsible for arranging their own service. The possibility of adding dryer vent cleaning to the yearly budget was discussed as a possibility for the next fiscal year, in order to ensure this important safety cleaning is performed at least every other year. Jim Cribben advised that he would remind owners of the need to have the service completed when he performs the High Risk Component Inspections.

High Risk Component Inspections: Jim Cribben advised it had been several years since the last inspections, and he would be conducting them this year. Owners were reminded that issues identified during the inspection as needing replaced are a requirement and that the Board can complete the replacement and bill the owner if they do not comply with correcting a potentially hazardous situation.

Solar Discussion: Terry Pennington advised that after much research and meeting with various providers, etc., the bottom line is the expense of making the modifications to the electrical systems would far outweigh any future cost savings on electricity.

The panels and inverters would be no cost to the AOA under a power purchase agreement from an investor who buys and install the solar system but that's not the end of the spending: The electrical panels in each building would have to be heavily modified at our expense along with some other costs we would have to bear to connect the panels to our individual units with individual billing. Further, the billing would have to be handled by the AOA, not by some external party, thus increasing the bottom-line monthly cost.

NEXT MEETING DATES:

The next Board of Directors meeting will be August 9, 2022.

RECONVENE & ADJOURNMENT:

With no further business before the Board, unanimously adjourned the meeting at 6:13pm.

Respectfully submitted,

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

Napili Villas Manager's Report – 5/3/22

Notices are being placed to the dumpster areas and mailbox end caps in the plexiglass sleeve. Please keep an eye out for updates and notices

STREETLIGHTS – Have received two bids for the possible street light project. This project is past due. The condition of the lights is poor. The poles are in good shape its just the fixture head. We did change the insides of the fixture over to LED several years ago saving about 1/3 of our common light monthly costs.

BACK FLOW PREVENTORS - The Back flow preventors were inspected and they needed to have the rusted / corroded nuts & bolts replaced on the 3" water lines. Notices were placed informing all the pending water shut off. Some of these are located underground in a concrete vault that retains moisture which is why the steel bolts rusted. We have replaced them with stainless steel hardware.

PLUMBING - Appears we are having more frequent drain issues with the same black slime buildup. This may be something to consider and get the drains jetted by a plumbing contractor. I can get an estimate from 3 different plumbing contractors to consider.

LANDSCAPE & IRRIGATION- There have been some issues involving irrigation property wide with everything under the sun. broken lines / low pressure/ main control box failure. We replaced the control box. Water costs are a big concern, and this lack of rain has affected the months when we usually save water and have lower water bills.

Trees- awaiting the return of the island Plant tree trimming crew to get back on site to complete the street trees along with a trimming to the Monkey bod trees Tom Foster has stated would be done during this month.

Haleakala Solar- Met with Terry Pennington and Chad to Discuss the possible solar.

Storage areas- looking at some of the storage areas it's clear some owners have taken full advantage of "claiming" the entire area as their own. This creates issues with over flow onto lanai areas and service areas being overrun with surfboards / beach gear and other allowable items. I would like to propose a standard division of the area and each unit gets a certain amount of space. This would make enforcement cut and dry