

**ASSOCIATION OF APARTMENT OWNERS OF  
NAPILI VILLAS  
BOARD OF DIRECTORS MEETING  
July 14, 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 July 2, 2021.

**OWNERS PRESENT:**

Art Pagnini #2-1; Stephen Stout #1-4; Nathan Mau #17-2; Julien Michaud #20-6; Jo Petran #25-2; Laurel Ashlock #3-7; Terry Pennington, #4-2; Ana Phillips #9-1; Carol Koepke Tua'a #10-5; Beth Hazur, #14-6, Sharon Atkinson 26-1.

**OTHERS PRESENT:**

Rod Quam, Lysa Tracy, Mike Fahnert & Laura Howard of Quam Properties.

**APPROVAL OF MINUTES:**

**MOTION:** To approve the minutes of May 5, 2021, as presented.  
**(Barron/Phillips) unanimous**

**PRESIDENT'S REPORT:**

No report.

**TREASURER REPORTS BY QUAM PROPERTIES:**

Lysa Tracy reported the following as of 5/31/2021:

Association had \$221,120 cash, \$306,781 reserves.

Operating expenses \$8,161 over budget in May, \$23,882 over budget YTD, due to Attorney costs.

**SITE MANAGER REPORT:**

Site Manager reported:

- painting project is complete and final punch list of touch up areas is being addressed. Rain Gutter vendor was
- contacted for first gutter cleaning since the installation of new gutters was completed. This service was performed at no cost to the Association.
- Island Plant continues to address irrigation issues and fine tune watering schedule due to summer heat.
- Tree trimming is being completed throughout the property and owners are reminded that moving of cars may be required.
- Retrofit of common area lighting to LED lights continues.

**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.

**STORAGE:**

- Ale Stout recommended building a storage shed for the manager to use. Management advised that this issue has been investigated several times in the past and is cost prohibitive at this time and requires the County to issue an SMA permit. Based on Board directive to save money at all costs this issue is tabled.

#### PATHWAYS:

Ale Stout noted that the walkways appear dirty despite power washing of walkways and use of various chemicals to remove ground in red dirt. Ale Stout recommended a stain for application but did not have pricing to present the Board for consideration. After discussion, the issue is tabled until pricing of an acceptable product is provided by AI to the Board.

#### GATES:

Ale Stout again raised the issue of gating the community and the same discussion from May was held again. The following summary from the May meeting minutes as previously approved is provided again

- 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 budget concerns. That does not take into account ongoing repair/maintenance, etc.

#### CAR WASHING:

Site Manager to purchase signage noting car wash area is for Napili Villas residents only – and limited to washing only – no detailing.

#### SOLAR PANELS & EV CHARGING STATIONS

This issue was raised again by Ale Stout. Summary from May minutes previously approved are copied here for reference:

- 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.
  - o For Roof Solar Panels: any installation must only be over the immediate unit and cannot extend over other units; additionally there is not enough area on the rooftops to make this feasible – and owner interest has been minimal. Changing over to Solar Panels for AOA electric is not cost effective.

#### LAWSUIT:

- Once again, 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.

#### **OLD BUSINESS:**

None.

#### **NEW BUSINESS:**

None

#### **NEXT MEETING DATE:**

The next Board of Directors meeting will be October 18, 2021 for review and approval of the 2022 budget.

**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. A discussion was had about safety on property in response to an occupant discharging a firearm on property and being subsequently arrested by Maui Police Department.

**ADJOURNMENT TO EXECUTIVE SESSION:**

The Board of Directors unanimously agreed to adjourn to executive session at 5:51 PM.

**RECONVENE & ADJOURNMENT:**

The Board of Directors unanimously agreed to reconvene the general session, and subsequently adjourn the meeting at 6:09 PM.

Respectfully submitted,

Lysa Tracy, CMCA<sup>®</sup> AMS<sup>®</sup> R(S)  
**Quam Properties Hawaii, Inc.**