

**NAPILI VILLAS HOA, INC
ASSOCIATION OF APARTMENT OWNERS
BOARD OF DIRECTORS MEETING
Tuesday May 7, 2024**

CALL TO ORDER

President Pennington called the Board of Directors Meeting of the Association of Apartment Owners of Napili Villas to order at 4:06 p.m. at Quam Properties office and Zoom.

PROOF OF NOTICE

A notice of this May 7, 2024, Board meeting was sent to all owners on April 23, 2024.

DIRECTORS PRESENT:

Terry Pennington, President; Steve Phillips, Vice President; Allie Stout, Treasurer

DIRECTORS ABSENT: Art Pagnini, Secretary

OTHERS PRESENT:

Rod Quam, Clifton Handy, Laura Howard, Jim Cribben; Quam Properties Hawaii, Inc.

OWNERS PRESENT:

Edward Kramer; Allan Saasdus; Annette Eberlein; Jeff Harrah; Julien Michaud; Carol Koepke Tu'ua; Kevin Sampson; Mani, Mary Lively Jamison; Steve Lunborg; Richard Hudson.

APPROVAL OF MINUTES

Motion:

*To approve the Board of Directors meeting minutes dated February 6, 2024, as presented.
(Pennington/Philips)*

CARRIED unanimously.

OFFICER REPORTS

President's Report

Terry Pennington deferred President's report.

Treasurer's Report

Clifton Handy of Quam Properties reported the following:

Cash and Equivalent were \$181,748 and Reserves stood at \$742,661.

Current Assets of \$148,775 were primarily made up of Maintenance Assessments Receivable of \$58,635 and Prepaid Insurance of \$78,529 with the Allowance for Bad Debt of \$34,700 reducing current asset balance.

Income for the period was \$105,970 which was slightly over budget by \$1,930.

Total Expenses for the period were \$108,649 which was over budget by \$4,610 as higher landscape cost caused expenses to be over budget. The additional charge to landscaping was a result of a payment for damages caused by vendor that was paid to the AOA last year prior to the bill being paid in the current year. The April financials will see the removal of the large receivable from the Aging report and it will be written off to bad debt.

Manager's Report

Jim Cribben reported:

- Ongoing projects:
 - Ongoing sprinkler maintenance/ inspections
 - Adding plants to different areas around the property
 - Building Dry Rot Areas- awaiting material bid/cost-
 - Assisting owners with architectural requests
- Recently completed projects:
 - Rain gutters at buildings 8, 9, & 10 recently cleaned.
 - Finished pressure washing all buildings stairwells.
 - Upgraded to a 6-yd green waste bin for landscaping.
 - Installed a new fence that was damaged by surrounding plants/ trees.
- Recently sent out email regarding water pressure regulators
 - A plumber inspected leaking pressure regulators, and suggested leaking or rusty regulators be replaced/repared. The rust does nothing related to functionality. Each unit owner is responsible for these water pressure regulators as they are not common elements and only service one unit.

CONSENT AGENDA

Motion:

To Ratify the following items approved unanimously by the board via email consent

- *Approve replacement fence purchase for Building 133 #4*
- *Approve Coconut Tree Trimming*
- *Approve staying with Shannon Sheldon for legal counsel.*
- *Approve switch from 4 yard Green waste to 6 yard bin once per week.*
- *Approve Rain Gutter Cleaning with Ino Gutters*

(Pennington/Stout)

CARRIED Unanimously.

UNFINISHED BUSINESS

Continuation discussion of smoking policy at Napili Villas to ban smoking in common areas or on owner lanais. This policy can be added to House Rules, but enforcement is not as strong as if

included in the bylaws by amendment. A price quote from attorney to amend bylaws and send ballots to owners. majority vote of owners to enforce a no smoking policy, but can be added to

The board had a chance to review the 2023 CPA audited statements and found no need for any changes.

Motion:

To approve the 2023 CPA audit of financial statements as presented. (Pennington/Stout)

CARRIED Unanimously.

An update was provided on property gates at highway and at the Honokowai entrance. The gate can be used with a fob to open. More research will be obtained by the board regarding permitting and approvals needed.

A proposal to amend the bylaws ban on smoking of any kind in the common areas and limited common areas that include lanais was presented. A bylaw change would require an owner vote.

Motion:

To approve the mailing of a ballot for owners to vote on a smoking ban in the common and limited common areas. (Pennington/Philips)

FAILED. Stout and Pagnini (by proxy) – No

NEW BUSINESS

The paving contractor Sonny Vick has been extremely busy and have been unable to provide a second proposal. Efforts will be made by Jim Cribben to get this proposal from Sonny Vick.

Napili Villas Accessibility Fund administration policy was distributed to the Board that explains the steps owners must take to be reimbursed by the fund. Most importantly is that the DOJ will review all submissions for approval. The board will continue to review the policy before approving.

Jim Cribben is back as site manager and a new search for a site manager will be posted

NEXT MEETING DATES

August 6, 2024, at 4 p.m. HST Board of Directors Meeting.

ADJOURNMENT

With no objections the meeting was adjourned at 4:37 p.m.

Meeting Transitioned to Owners Forum

Owners had questions related to the Consent Order retro-fits and asked if there was any movement on the interior retrofits. Owners are advised to reach out to the DOJ or the defendant's attorney for any information regarding the retrofits.

Department of Justice for additional information.

Max Lapertosa, Attorney, Housing and Civil Enforcement Section, Civil Rights Division
U.S. Department of Justice
950 Pennsylvania Avenue N.W.4CON
Washington, DC 20530
Tel: (202) 305-1077
Email: Max.Lapertosa@usdoj.gov

Defendant's attorney:

MILES B. FURUTANI 700 Bishop St., Suite 1700 Honolulu, HI 96813 (808) 528-1000
mfurutani@hawaii.rr.com

Owners asked if solar panels been looked at on property. Yes, the AOA has inquired about a power purchase agreement, but it was determined not feasible in terms of cost to build system and power savings.

Respectively Submitted by:

Clifton Handy R(S)

Association Manager

Quam Properties Hawaii, Inc