

ASSOCIATION OF APARTMENT OWNERS OF MAUI HILL
REGULAR BOARD OF DIRECTORS MEETING
ZOOM CONFERENCE CALL
November 14th, 2023

I. CALL TO ORDER

President Dick Endean called the meeting to order at 9:05 a.m. HST

II. ESTABLISH QUORUM

Members Present: President Dick Endean, Vice President Loren Knott, Treasurer Tim Ohm,
Director Todd Niehoff

Members Absent: Secretary John Pendley

Maui Lea Board: Bill Petro, Bob Jacalone, Ryan Endean

By Invitation: Dennis Costa, General Manager
David Thomson, Aqua-Aston Hospitality, Inc., Managing Agent.
Mike Robar, Condominium Fiscal Management Inc., Maui Lea Co-Plan
Manager

III. APPROVAL OF AGENDA

MOTION #1: Loren Knott moved to approve the agenda with the proposed changes. The motion to approve was seconded by Tim Ohm.

The motion to approve passed by unanimous consent.

IV. APPROVAL OF MEETING MINUTES

MOTION #2: Loren Knott moved to approve the Annual meeting, Organizational meeting, and Regular Board meeting minutes from September 14th, 2023 as presented. The motion was seconded by Tim Ohm.

The motion to approve passed by unanimous consent.

V. TREASURER REPORT

1. Monthly Financials
 - A. Tim Ohm reviewed the 9/31/23 financials. The association has over \$365,068 in total equity and the operating expenses are about \$18,000 over budget year-to-date. Purchases of lumber and tree trimming were major cost drivers this last period.

2. Delinquencies/Collections
 - A. Delinquency Status – Deferred to Executive Session
 - B. Collections – Deferred to Executive Session

VI. STANDING COMMITTEES

1. Architectural Review

Dick Endean reported that there are no pending owner requests.

VII. AD HOC COMMITTEES

1. Energy Conservation

A communication in the form of a magnet has been placed on the refrigerators to guide owners and guests on how to maximize the benefits of the solar energy. A copy of the magnet to be sent to both boards.

2. Ten Year Plan Committee

Tim Ohm reported that the committee will discuss future projects after the committee meets in January.

VIII. MANAGEMENT REPORT

General Manager Dennis Costa provided a verbal report at the annual meeting.

- We have continued working on pole beams, landings, steps, and fascia boards throughout the property. We have just completed rebuilding the back landings of Units #28 and #30. Next week we will be working on Units #19 and #22 and should hopefully have these done by the first week of December.
- We are continuing painting of the wood area in hallway landings and have also installed hallway carpets throughout the property.
- We have installed hallways carpets throughout the property.
- We have completed painting of speed bumps and directional arrows throughout the property to ensure safety, as well as replacing the bumper stops.
- We have purchased two new Weber grills for the enjoyment of owners and guests.
- We have purchased two new pool pump filter motors, and have adjusted the time clock and temperature in pools to align with the change in season.
- We have been replacing the railing bolts and lag nuts throughout the property. We need to and will continue to do this project until completed for safety issues in the future.
- The kiawe trees lining the driveway down to S. Kihei Road have been trimmed as preventive maintenance to eliminate any fire hazard.
- The blue pool lounge chairs have been professionally cleaned, and we hope to set this up on a quarterly or an as-needed basis to ensure they maintain their crisp look.
- We have planted new plantings throughout the property to maintain our tropical ambience.

- We recently had some strong winds up to 50mph that caused some directional signs to fall down as well as many branches from monkeypod trees and coconut trees to fall. This caused a large number of debris, and our grounds crew did a great job in stepping up to clean all of this debris for safety and to ensure our property always looks well maintained.
- Ram Roofing came by last week and worked on Units #70 and #68. They will return as time and circumstances permit to continue working on the roofs; this project should be complete sometime next year.

IX. UNFINISHED BUSINESS

1. Roof/Solar Projects

Dennis reported that Ram Roofing is currently working on building G.

2. Area Developer Projects

Loren Knott reported that there has not been any updates since the last meeting. Dick heard that there may be an approval of an extension of Wela St to Kilohana Dr. Loren to confirm.

3. Capital Improvement Reserve Fund

Tim reported that the committee will meet in January to discuss funding for the projects.

4. Door Entry Key Cards

Deferred to the January meeting.

5. Pool Area Improvements

Dick reported that one of the owners has a business that can install an epoxy finish that will mitigate heat and slip resistance on the pool decking.

MOTION #3: Tim moved to allocate \$30,000 for the installation of an epoxy coating in the carpeted area of the pool deck. Cost includes demo, cleanup, conditioning, installation, airfare, and hotel, during the month of May.

The motion to approve the project was unanimously approved.

6. Remodeling of the Lobby

Deferred to the January meeting. Adjustments had been made over the summer to make the Lobby more welcoming.

7. Legislative Activities

David reported that he has reached out to the Association's attorney regarding recent Legislative approvals and will send the Board for review.

8. Submetering Charges

David Thomson reported that a couple of units had incorrect readings and will receive credits once determined by Rising Sun. A communication will be going out to all unit owners to provide an update on the projects and an explanation for delays in monthly billings.

9. Pool Chaise Lounge

The new cleaning process has been working. A coating can be put on the chairs if the cleaning does not work.

X. NEW BUSINESS

1. Assistance Animal Policy

A draft policy was provided for service animals and emotional support animals for consideration. Topic to be deferred to the next meeting.

2. Telephone Trunk lines

MOTION: #4 Tim Ohm moved to approve the contract proposal from HawaiianTel to provide telephone trunk line service. The motion was seconded by Todd Niehoff.

The motion was unanimously approved.

3. Asphalt Driveway Sealing/Replacement

Deferred to the Ten Year Plan Committee in January.

4. Stored Vehicle Policy

Consideration of the number and rate for vehicles stored on the property. There are concerns with the number of vehicles stored, maintenance of the car covers, location of stored vehicles, number of stalls available to guests, fees charged for storage, and available stalls during construction. Topic deferred to the January meeting.

XI. NEXT MEETING

1. Board

A. 1/25/2024 – Marriott Residence Inn

B. 4/25/2024 – Golden Nugget, Las Vegas

C. 9/19/2024 – Marriott Residence Inn

2. 2024 Annual Meeting

A. 9/19/24 – Marriott Resident Inn

XII. EXECUTIVE SESSION – The Board Members for the Maui Lea Time Interval Owners left the meeting.

MOTION #5: Todd Niehoff moved to go into Executive Session at 11:15 a.m. The motion was seconded by Tim Ohm and passed by unanimous consent.

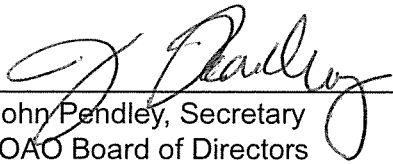
The Regular Board meeting resumed at 11:44 a.m. HST. During the executive session, the Board discussed contract, legal, and personnel matters.

XIII. ADJOURNMENT

MOTION #6: Loren Knott moved to adjourn the meeting. The motion was seconded by Todd Niehoff and passed by unanimous consent.

The meeting was adjourned at 11:45 a.m. HST.

Approved by:



John Pendley, Secretary
AOAO Board of Directors



David Thomson, PCAM
Recording Secretary

Approved by the Board of Directors on 1/25/24