

**Heights at Wailuna**  
**Annual Owners Meeting Minutes**  
**March 25, 2024**  
The Lodge  
98-1856 Kaahumanu St.  
Pearl City, HI 96782

**Call to Order**

The annual meeting of the Association of Apartment Owners of Heights at Wailuna was called to order at 6:15 p.m.

**Quorum**

A quorum was established at 57.9413% of the owners present or by proxy.

**Proof of Notice**

Notice of this Annual Meeting was mailed to all owners of record on February 13, 2024, and the mailing will be made a part of the annual meeting file.

**Introductions**

Introductions were as follows:

Sasha Mak	President
Donna Kishi	Vice President
(Phyllis) Lynn Villafana	Treasurer (absent)
Jennifer Jungel	Secretary
Karen Goto	Director (absent)
Desiree Yamauchi	Director
Lauire Kim	Director
Vacant	Director
Vacant	Director
Jackie Garcia	Administrative Assistant, Hawaiian Properties LTD
Leslie Chang	Community Portfolio Manager, Hawaiian Properties, LTD

**Conduct of Business**

In accordance with Hawaii Revised Statutes 514-B121 this meeting will be conducted using the most recent edition of Robert's Rules of Order Newly Revised.

In order to accomplish our business fairly, it is necessary to ask for your assistance in the following the meeting rules where were included in your meeting packet.

If there is no objection, the meeting rules will be permanently adopted.

Hearing no objection, the meeting rules are permanently adopted.

### **Approval of Minutes**

Minutes of the 2023 Annual Association meeting was mailed to all owners for review and provided at check-in. Hearing no corrections or additions to the minutes, the minutes were approved as written.

In accordance with HRS 514B-122, The Board can be authorized to approve this annual meeting minutes. Hearing no objection, the Board is authorized to approve this annual meeting minutes.

### **Audit**

The 2023 audit has not been completed. Owners were invited to provide their names if they would like a copy of the audit when completed.

### **Explanation of the Ballot**

There are a total of four (4) vacancies on the Board. Three (3) vacancies for a three-year term ending in 2027 and one (1) vacancy for a one-year term ending in 2025.

Hearing no objection, the individuals with the highest votes will fill the three-year term and the candidates with the next votes will fill the one-year term.

Hearing no objection, the method of filing the vacancies will be permanent.

### **Nominations**

Hearing no objection, individuals requested to be nominated were placed on the ballot to save time.

There were no nominations from the floor.

### **Appointment of Tally Inspector**

None

### **Election of Directors**

Director Yamauchi moved and President Mak seconded to elect the board member by acclamation. The motion carried.

Donna Kishi	2027
Laurie Kim	2027

Vacant one (1) three year-term and one (1) year-term.

**New Business**  
**Tax Resolution**

“Resolved, by the owners of the Association of Apartment Owners of Heights at Wailuna, that the amount by which members’ assessment in 2024 exceed the total expenses of the Association for the purpose of managing, operating, maintaining replacement of the common elements of the Association, shall be applied against the 2025 Operating Expenses”.

Hearing no objection, the resolution is approved.

**Adjournment**

There being no further business, the meeting was adjourned at 6:31 p.m.

  
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Presiding Officer

4/22/2024  
Date

Leslie Chang  
Recording Secretary  
Hawaiian Properties