

**AOAO Heights at Wailuna**  
**Board of Directors' Meeting Minutes**

February 26, 2024

The Lodge

98-1856 Kaahumanu St.

Pearl City, HI 96782

Present: President Sasha Mak	Vice President Donna Kishi
Treasurer Phyllis Villafana	Director Laurie Kim
Director Karen Goto Secretary	Secretary Jennifer Jungel
Director Desiree Yamauchi	

Absent: None

Owners Milton Nakamura

Present:

Owners Forum

**Call to Order**

Noting the presence of a quorum, President Mak called the meeting to order at 6:00 p.m.

**Meeting Minutes**

A. Board of Directors Meeting January 22, 2024

MOTION

Vice Kishi moved to approve the Board of Directors meeting minutes of January 22, 2024. The motion carried.

**Treasurers' Report**

A. Financial Report

December 2023

Treasurer Villafana made a verbal report.

MOTION

Treasurer Villafana moved to accept the December 2023 financial report, subject to audit. The motion carried.

**Property Manager's Report**

A. None

## **Committee Updates**

- A. Architectural/Design Modification – Chair Yamauchi
  - 1. Unit 10 / 1810J Roof  
MOTION  
Director Yamauchi moved to approve the replacement of the roof at 1810J with Malarkey Silverwood. The motion carried.
  
- B. Communication – Chair Jungel  
Provided a verbal report.
  
- C. Compliance – Chair Mak & Kim, Kishi  
Provided a verbal report.
  
- D. Landscape – Chair Kishi  
Provided a verbal report.
  
- E. Special Projects – Chair Villafana
  - 1. Fences – provided a verbal report

## **Unfinished Business**

- A. Privacy Fence – 1870  
Deferred – seeking additional proposals
  
- B. Fence – 1870L  
MOTION  
By unanimous consent, the Board approved the fence at 1870L be repaired by JGA Builders, Proposal 35472, in the amount of \$1,900.00 plus tax.
  
- C. Gutter Repair 1870G  
Deferred, Board to inspect gutters

## **New Business**

- A. 2024 Reserves Projects  
Deferred
  
- B. Architect  
MOTION  
By unanimous consent, the Board approved the agreement with Don Shaw, AIA to represent the AOAO for Architect Design Review. The motion carried.

**Next Meeting**

Annual Meeting March 25, 2024

Board Meeting scheduled for April 22, 2024; or upon the call by the President

**Executive Session**

The meeting was moved into Executive Session to discuss personnel and legal matters at 7:47 p.m. and returned into regular session at 8:15 p.m.

**Adjournment**

Hearing of no further business, the meeting was adjourned at 8:15 p.m.

  
\_\_\_\_\_  
Secretary Jungel or Presiding Officer

4/22/2024  
Date

Leslie Chang  
Recording Secretary  
Community Portfolio Manager  
Hawaiian Properties, LTD