

AOAO Heights at Wailuna
Board of Directors' Meeting Minutes
April 22, 2024
The Lodge
98-1856 Kaahumanu St.
Pearl City, HI 96782

Present: Vice President Donna Kishi Director Laurie Kim
 Treasurer Phyllis Villafana (phone)
 Director Karen Goto Secretary Director Desiree Yamauchi

Absent: President Sasha Mak

Owners Kim Nakamura, Lauryn Pang, Stephanie Choi,
Present: Claudia Sullivan, Jennifer Jungel

Owners Forum

Call to Order

Noting the presence of a quorum, Vice President Kishi called the meeting to order at 6:25 p.m.

Board Member Appointment

MOTION

Vice President Kishi moved to appoint Jennifer Jungel to the Board of Directors until the next Annual meeting. The motion carried.

Officer Appointment

MOTION

Director Yamauchi moved to appoint Jennifer Jungel as Secretary. The motion carried.

Meeting Minutes

A. Board of Directors Meeting February 26, 2024

MOTION

Director Kim moved to approve the Board of Directors meeting minutes of February 26, 2024. The motion carried.

B. Annual Meeting March 25, 2024

MOTION

Director Yamauchi moved to approve the Annual Meeting minutes of March 25, 2024. The motion carried.

C. Organizational Meeting March 25, 2024

MOTION

Director Yamauchi moved to approve the Organizational Meeting minutes of March 25, 2024. The motion carried.

Treasurers' Report

A. Financial Report

January – February 2024

Treasurer Villafana made a verbal report.

MOTION

Vice President Kishi moved to accept the January and February 2024 financial report, subject to audit. The motion carried.

Property Manager's Report

A. March 2024 Drive Thru report provided to the Board for review.

B. Violations provided to the Board for review.

Committee Updates

A. Architectural/Design Modification – Chair Yamauchi

1. Unit 106/1840Q Solar Fan/PV Panels/Attic Fans

MOTION

Director Yamauchi moved to approve the request to install solar fans, solar panels and attic fans. The motion carried.

2. Unit 57/1860P Damaged Chimney Siding

MOTION

Director Yamauchi moved to approve chimney siding repairs. The motion carried.

3. Unit 54/1860L Chimney Cap

MOTION

Director Yamauchi moved to approve replacing the chimney cap once the Application for Modifications is signed by the owner. The motion carried.

4. Unit 66/1870N Extension

Deferred

B. Communication – Chair Jungel

Provided a verbal report.

C. Compliance – Chair Mak & Kim, Kishi

Chair Kim provided a verbal report.

D. Landscape – Chair Kishi

Chair Kishi provided a verbal report.

E. Special Projects – Chair Villafana

No report

Unfinished Business

A. Privacy Fence – 1870

MOTION

By unanimous consent, the Board approved the fence repair at 1870 by JGA Builders.

B. Gutter Repair 1870G/1860R/1840Q

MOTION

Secretary Jungel moved to have Tropical Rain Gutters make repairs to the gutters at 1870G, 1860R and 1840Q. The motion carried.

C. 2024 Reserves Projects – Stamped Concrete

Deferred

New Business

A. Mailbox Repairs

Deferred

B. Stamped Concrete

See 2024 Reserve Projects; Unfinished Business

Next Meeting

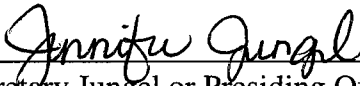
Board Meeting upon the call by the President

Executive Session


The meeting was moved into Executive Session to discuss personnel and legal matters at 7:46 p.m. and returned into regular session at 8:25 p.m.

Adjournment

Hearing of no further business, the meeting was adjourned at 8:25 p.m.



Secretary Jungel or Presiding Officer



Date

Leslie Chang
Recording Secretary
Community Portfolio Manager
Hawaiian Properties, LTD