

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

May 20, 2024

The Lodge

98-1856 Kaahumanu St.

Pearl City, HI 96782

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

Absent: Treasurer Phyllis Villafana

Owners None

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 April 22, 2024

MOTION

Secretary Jungel moved to approve the Board of Directors meeting minutes of April 22, 2024. The motion carried.

**Treasurers' Report**

A. Deferred

**Property Manager's Report**

A. May 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. 1840/121 Air Conditioner/Garage Side Door

MOTION

Director Yamauchi moved to approve the air conditioner and garage side door at 1840/121. The garage door will be painted white. For – President Mak, Vice President Kishi, Director Goto, Director Yamauchi, Secretary Jungel. Recused – Director Kim. The motion carried.

2. 1870A/78 Garage Door

MOTION

Secretary Jungel moved to approve the replacement of the garage door at 1870A/78, painted Heights at Wailuna Green. For – President Mak, Vice President Kishi, Director Goto, Director Kim, Secretary Jungel. Recused – Director Yamauchi. The motion carried.

3. 1870K/69 Garage Door

MOTION

Director Yamauchi moved to approve the replacement of the garage door at 1870K/69 painted to the appropriate color. For – President Mak, Vice President Kishi, Director Goto, Director Kim, Director Yamauchi. Recused – Secretary Jungel. The motion carried.

4. 1820C/25 Painting

MOTION

Director Yamauchi moved to approve the painting of the unit at 1820C/25 using the Heights at Wailuna Blue. The motion carried.

5. 1860D/47 Chimney Repair

MOTION

Director Yamauchi moved to approve the chimney repair and painting the area with the Heights at Wailuna Grey. The motion carried.

6. Unit 66/1870N Extension

MOTION

Buy unanimous agreement, the Board voted to send a denial letter as the Board does not have the authority to approve any extensions that exceed 350 sq ft of living space.

B. Communication – Chair Jungel

Provided a verbal report.

C. Compliance – Chair Mak, Kim, Kishi

Member Kim provided a verbal report.

D. Landscape – Chair Kishi

Chair Kishi provided a verbal report.

E. Special Projects – Chair Villafana

Absent

**Unfinished Business**

A. Stamped Concrete - Entry

Deferred

**B. Mailbox Repairs**

**MOTION**

By unanimous consent, the Board approved the replacement of four mailboxes at 1860D, 1860L, 1860M, 1860N by JGA Builders at \$85.00 per box.

**B. Gutter Repair Zero Lot Line**

Deferred

**C. 2024 Reserves Projects – Stamped Concrete**

Deferred

**New Business**

**A. Blue Reflectors at Hydrants**

**MOTION**

By unanimous consent, the Board approved installing Blue Reflectors at each fire hydrant throughout the property by DC Asphalt Services, in the amount of \$1,750.00.

**B. 1830A Fence Slat**

**MOTION**

By unanimous consent, the Board approved the repair of the fence slat at 1820A by JGA Builders.

**Next Meeting**

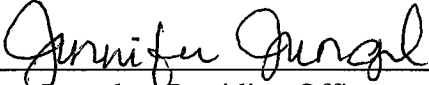
Board Meeting upon the call by the President

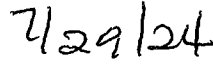
**Executive Session**

The meeting was moved into Executive Session to discuss personnel and legal matters at 7:30 p.m. and returned into regular session at 8:07 p.m.

**Adjournment**

Hearing of no further business, the meeting was adjourned at 8:07 p.m.

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

  
\_\_\_\_\_  
Date

Leslie Chang  
Recording Secretary  
Community Portfolio Manager  
Hawaiian Properties, LTD