

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

June 24, 2024

The Lodge

98-1856 Kaahumanu St.

Pearl City, HI 96782

Present: Treasurer Phyllis Villafana Secretary Jennifer Jungel
 Director Laurie Kim Director Karen Goto
 Director Desiree Yamauchi

Absent: President Sasha Mak Vice President Donna Kishi

Owners Lily Shimabukuro, Howard & Norma Lavy

Present:

Owners Forum

Call to Order

Noting the presence of a quorum, Secretary Jungel called the meeting to order at 6:21 p.m.

Meeting Minutes

A. Board of Directors Meeting May 20, 2024

MOTION

Secretary Jungel moved to approve the Board of Directors meeting minutes of May 20, 2024. The motion carried.

Treasurers' Report

A. Treasurer Villafana provided a verbal report for March and April 2024.

MOTION

Treasurer Villafana moved to approve the March and April 2024 financials subject to audit. The motion carried.

Property Manager's Report

None

Committee Updates

A. Architectural/Design Modification – Chair Yamauchi

1. 1870D/75 Chimney Repair

Director Yamauchi moved to approve the chimney repair at 1870D/75. Replacing stucco siding with Hardy plank, sealing the chimney and installing a false chimney cap. The motion carried.

2. 1870D/75 Windows

Director Yamauchi moved to approve replacement 23 single hung windows and two sliding doors with the colonial grids. The motion carried.

3. 1860E/48 Chimney Repair
Deferred

4. 1820H/30 Concrete Repair
MOTION

Director Yamauchi moved to approve the concrete repair to the sidewalk and concrete slab in the rear applying Polyurea. The color to be “natural” concrete gray. The motion carried.

5. 1860K/53 Painting
MOTION

Director Yamauchi moved to approve the request to paint home with Heights at Wailuna Blue. The motion carried.

6. 1840A/120 Exterior Lights
MOTION

Director Yamauchi moved to deny the owners request to retain the non-conforming lights. The motion carried.

- B. Communication – Chair Jungel
Provided a verbal report.

- C. Compliance – Chair Mak, Kim, Kishi
No report at this time

- D. Landscape – Chair Kishi
No report at this time.

- E. Special Projects – Chair Villafana
No report at this time.

Unfinished Business

- A. Stamped Concrete - Entry
Deferred

- B. Gutter Repair Zero Lot Line
Deferred

- C. 2024 Reserves Projects – Stamped Concrete
Deferred

New Business

A. Pressure Wash Wall
Deferred

B. Written Consent
MOTION

By unanimous consent, the Board approved mailing to all owners, the Written Consent concerning clarification of the By-Laws amendment regarding Improvements.

C. 1830F/122 Violation
MOTION

By unanimous consent, the Board approved waiving the fine of \$25.00 for the violation posted on March 18, 2024.

Next Meeting

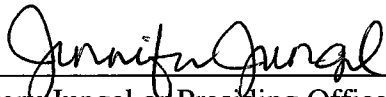
Fourth Monday of the month
Or upon the call by the President

Executive Session

None

Adjournment

Hearing of no further business, the meeting was adjourned at 8:38 p.m.



Secretary Jungel or Presiding Officer



Date

Leslie Chang
Recording Secretary
Community Portfolio Manager
Hawaiian Properties, LTD