

MINUTES
AOAO HEIGHTS AT WAILUNA
REGULAR BOARD OF DIRECTORS MEETING

THE LODGE
98-1856 KAAHUMANU STREET
PEARL CITY, HI 96782
MONDAY 28 OCTOBER 2024

Regular Meeting of the Board of Directors of AOA Heights at Wailuna

DIRECTORS PRESENT:

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

BY INVITATION: Austin Mills, Community Portfolio Manager, Hawaiian Properties, Ltd.

I. CALL TO ORDER

Noting the presence of a quorum and hearing no objections, President Sasha Mak called the meeting to order at 6:10 PM.

II. RESIGNATION

It was noted that following this meeting, President Mak will resign as President but will remain on the Board as a Director.

III. MINUTES

All Board members present reviewed the minutes of the Regular and Executive Board of Directors Meetings dated 26 August 2024. President Mak moved to approve the minutes as submitted. Seconded by Secretary Jennifer Jungel. Motion carried unanimously.

IV. TREASURER'S REPORT

Financial Statements: The financial statements for the months of August 2024 through September 2024 were reviewed by all Board members present. President Mak moved to accept the financial statements, subject to audit. Seconded by Secretary Jungel. Motion carried unanimously.

V. MANAGEMENT REPORT

CPM Austin Mills provided a verbal report.

VI. COMMITTEE UPDATES

- A. Architectural/Design Modification – Chair Yamauchi
- a. Director Desiree Yamauchi moved to ratify the prior Board approval of the applications for modifications, additions, or improvements submitted by 1820V/42,

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1840/121, 1810P/15, 1860N/56, 1870A/78, and 1870K/69. Seconded by Vice President Donna Kishi. Motion carried unanimously.

- b. Director Yamauchi moved to approve the installation of a privacy fence by 1830/128. Seconded by Vice President Kishi. Motion carried unanimously, with President Mak abstaining.
- c. Director Yamauchi moved to approve the chimney rebuild by 1860C/46, to be painted Heights at Wailuna Homewood. Seconded by President Mak. Motion carried unanimously.
- d. Director Yamauchi moved to approve the light fixture replacement by 1810E/6. Seconded by President Mak. Motion carried unanimously.
- e. Director Yamauchi moved to approve the PV installation by 1820U/41. Seconded by Vice President Kishi. Motion carried unanimously.
- f. Director Yamauchi moved to approve the PV installation by 1820D/26. Seconded by President Mak. Motion carried unanimously.

- B. Communication – Chairs Jungel & Goto
Secretary Jungel provided a verbal update on the bi-monthly newsletter.
- C. Compliance – Chairs Mak & Kishi
President Mak provided a verbal report.
- D. Landscape – Chairs Mak & Kishi
Vice President Kishi provided a verbal report.
- E. Special Projects – Chair Mak
President Mak provided a verbal report.

VII. OLD BUSINESS

- A. Stamped Concrete – Entry
President Mak moved to approve the proposal from DC Asphalt for \$13,735. Seconded by Vice President Kishi. Motion carried unanimously.
- B. Zero Lot Line – Gutters
Deferred; pending receipt of revised proposal.

VIII. NEW BUSINESS

- A. Water/Sewer
In anticipation of future increases in utility costs, the Association will investigate the feasibility of submetering/individually metering homes.

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(CONTINUED)

IX. EXECUTIVE SESSION

President Mak adjourned into Executive Session at 7:31 PM to discuss legal matters. President Mak reconvened into Regular Session at 8:04 PM.

X. NEXT MEETING

The next meeting is scheduled for Monday 25 November at 6:00 PM and will be held at the Lodge, 98-1856 Kaahumanu Street, Pearl City, HI 96782.

XI. ADJOURNMENT

There being no further business to discuss and hearing no objections, President Mak adjourned the meeting at 8:04 PM.

Respectfully Submitted by:
Austin Mills, Community Portfolio Manager
HAWAIIAN PROPERTIES, LTD.
Managing Agent for:
AOAO HEIGHTS AT WAILUNA