

MINUTES
AOAO HEIGHTS AT WAILUNA
REGULAR BOARD OF DIRECTORS MEETING

THE LODGE
98-1856 KAAHUMANU STREET
PEARL CITY, HI 96782
MONDAY 25 NOVEMBER 2024

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

DIRECTORS PRESENT:

Secretary Jennifer Jungel
Director Karen Goto
Director Desiree Yamauchi
Director Laurie Kim
Director Sasha Mak

NOT PRESENT:

Vice President Donna Kishi

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

I. CALL TO ORDER

Noting the presence of a quorum and hearing no objections, Secretary Jennifer Jungel called the meeting to order at 6:00 PM and appointed CPM Austin Mills as Chair Pro Tem.

II. MINUTES

All Board members present reviewed the minutes of the Regular and Executive Board of Directors Meetings dated 28 October 2024. Director Laurie Kim moved to approve the minutes as submitted. Seconded by Director Sasha Mak. Motion carried unanimously.

III. TREASURER'S REPORT

Financial Statements: The financial statements for the month of October 2024 were reviewed by all Board members present. Secretary Jungel moved to accept the financial statements, subject to audit. Seconded by Director Mak. Motion carried unanimously.

IV. MANAGEMENT REPORT

CPM Austin Mills provided written and verbal reports.

V. COMMITTEE UPDATES

A. Architectural/Design Modification – Chair Yamauchi

- a. Director Desiree Yamauchi moved to approve the replacement of exterior light fixtures by 1870A/78. Seconded by Director Mak. Motion carried unanimously.
- b. Director Yamauchi moved to approve the window replacement by 1820D/26. Seconded by Director Kim. Motion carried unanimously.
- c. Director Yamauchi moved to approve the front screen door replacement by 1830/128. Seconded by Director Kim. Motion carried unanimously.

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- d. Director Yamauchi moved to approve the chimney siding and trim replacement by 1870K/69. Seconded by Director Kim. Motion carried unanimously.
- e. Director Yamauchi moved to approve the gutter installation by 1860S/60. Seconded by Director Kim. Motion carried unanimously.
- f. Director Yamauchi moved to approve the PV system installation at 1820G/29. Seconded by Director Kim. Motion carried unanimously.

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

VI. OLD BUSINESS

- A. Zero Lot Line – Gutters
Deferred; pending receipt of revised proposal.
- B. Water/Sewer
Deferred; pending receipt of additional proposals.

VII. NEW BUSINESS

- A. 2024 Audit & Tax Preparation
Deferred, pending receipt of additional proposals.
- B. Approval of 2023 Audit & Unannounced Cash Verification
Director Mak moved to approve the 2023 Audit & Unannounced Cash Verification. Seconded by Director Karen Goto. Motion carried unanimously.
- C. Dumpster Replacement
Director Mak moved to approve the proposal from GOC Technologies to replace the Association’s dumpster. Seconded by Director Goto. Motion carried unanimously.

VIII. EXECUTIVE SESSION

CPM Austin Mills adjourned into Executive Session at 7:31 PM to discuss legal matters. CPM Austin Mills reconvened into Regular Session at 7:42 PM.

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IX. NEXT MEETING

The next meeting is not yet scheduled and will be held at the call of the Vice President.

X. ADJOURNMENT

There being no further business to discuss and hearing no objections, CPM Austin Mills adjourned the meeting at 7:42 PM.

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

DRAFT