

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

July 29, 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	Vice President Donna Kishi
President Sasha Mak	

Absent: None

Owners Milton Tanji for Kim Nakamura

Present: Fran Kahawai

Owners Forum

**Call to Order**

Noting the presence of a quorum, President Mak called the meeting to order at 6:02 p.m.

**Written Consent – By-Law Revision**

Ann McIntire, Attorney and Don Shaw, Architect were available to answer any owner questions. The Owners present did not discuss or have questions concerning the By-Law revision.

**Meeting Minutes**

A. Board of Directors Meeting June 24, 2024

**MOTION**

By unanimous consent, the Board approved the Board of Directors meeting minutes of June 24, 2024.

**Treasurers' Report**

A. Treasurer Villafana provided a verbal report for June 2024.

**Property Manager's Report**

Mr. Chang provided an update to the By-Law Written consent.

**Committee Updates**

A. Architectural/Design Modification – Chair Yamauchi

1. 1830D/124 Paint

Director Yamauchi moved to approve painting of unit 124 in Height at Wailuna Blue.

The motion carried.

2. 1820M/32 Exterior Lights

MOTION

Director Yamauchi moved to approve the replacement of the exterior lights at 1820M/32. The motion carried.

3. 1860E/48 Chimney Repairs

MOTION

Director Yamauchi moved to approve the repairs to the chimney at 1860E/48 including the siding, eliminate the flue, add chimney cap, paint using Wailuna Green. The motion carried.

4. 1820J/31 Photovoltaic System

MOTION

Director Yamauchi moved to approve replacement of PV panels with nine new panels, microinverters and monitoring control unit. The motion carried.

5. 1840/121 Side Garage Door

Deferred

B. Communication – Chair Jungel

Provided a verbal report.

C. Compliance – Chair Mak, Kishi

No report at this time

D. Landscape – Chair Kishi

Verbal report provided by Chair Kishi.

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

See item A.

D. Pressure Wash Wall

MOTION

By unanimous consent, the Board approved JGA Builders to pressure wash the CRM wall in the amount of \$2,275.00 plus tax.

**New Business**

A. Written Consent

See Managers' report.

B. Mailbox 1860K

MOTION

By unanimous consent, the Board approved replacing the mailbox at 1860K.

C. Reserve Study 2025

MOTION

By unanimous consent, the Board approved the 2025 Reserve Study.

**Next Meeting**

Fourth Monday of the month

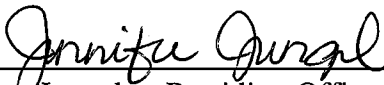
Or upon the call by the President


**Executive Session**

None

**Adjournment**

Hearing of no further business, the meeting was adjourned at 9:03 p.m.

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

  
\_\_\_\_\_  
Date

Leslie Chang  
Recording Secretary  
Community Portfolio Manager  
Hawaiian Properties, LTD