

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

August 26, 2024

The Lodge

98-1856 Kaahumanu St.

Pearl City, HI 96782

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

Absent: None

Owners None

Present:

Owners Forum

Call to Order

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

Resignation

It was noted that Phyllis Villafana resigned from the Board as of August 1, 2024.

Meeting Minutes

A. Board of Directors Meeting July 29, 2024

MOTION

By unanimous consent, the Board approved the Board of Directors meeting minutes of July 29, 2024.

Treasurers' Report

A. Financial Report May through July 2024

The Board reviewed the financial statements of May through July 2024

MOTION

Vice President Kishi moved to approve the financial statements of May through July 2024, subject to audit. The motion carried.

Property Manager's Report

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

Committee Updates

A. Architectural/Design Modification – Chair Yamauchi

1. 1860H/51

MOTION

Director Yamauchi moved to approve the replacement of the utility door, damaged siding and chimney; to be painted Heights at Wailuna Blue at 1860H/51. The motion carried.

2. 1860M/55

MOTION

Director Yamauchi moved to approve 1860M/55 replacing the gutter of the non-zero lot side with 5-inch gutters. The motion carried.

3. 1860/43

MOTION

Director Yamauchi moved to approve the painting of the 1860/43 unit using the Heights at Wailuna Gray. The motion carried.

4. 1840/121

MOTION

Director Yamauchi moved to approve 1840/121 replacing the front door and front security screen door. The motion carried, with Director Kim abstaining.

B. Communication – Chair Jungel

Provided a verbal report.

MOTION

Secretary Jungel moved to approve the renewal for Constant Contact, Go Daddy and Website master in the 2025 budget. The motion carried.

C. Compliance – Chair Mak, Kishi

Verbal report provided by Chair Mak

D. Landscape – Chair Kishi

Verbal report provided by Chair Kishi.

E. Special Projects – Chair Vacant

No report at this time.

Unfinished Business

A. Stamped Concrete - Entry

Deferred

B. Gutter Repair Zero Lot Line

Deferred

New Business

A. 2025 Operating/Reserve Budget

MOTION

By unanimous consent, the Board approved the 2025 Operating/Reserve Budget with an overall increase of 14.42%.

Next Meeting

Fourth Monday of the month

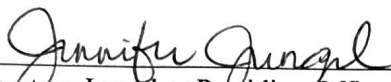
Or upon the call by the President

Executive Session


None

Adjournment

Hearing of no further business, the meeting was adjourned at 8:37 p.m.



Secretary Jungel or Presiding Officer



Date

Leslie Chang, Recording Secretary, Community Portfolio Manager, Hawaiian Properties, LTD