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Dottie Sunio

MINUTES

THE HEIGHTS AT WAILUNA ASSOCIATION REGULAR MEETING OF THE BOARD OF DIRECTORS

The Lodge
Monday, June 22, 2020

I. CALL TO ORDER

PRESENT: Acting President Kathryn Sunada, Acting Vice President Lynn Villafana, Treasurer Rehbi Hasan, Secretary Dorothy Sunio (5:12 p.m.-7:15 p.m.) and Directors: Jennifer Jungel, Christine Parker and Sue Behrend

INVITED: Associations legal counsel Chris Goodwin (Attending Via Zoom)
Fid Limani, Property Manager (PM), Hawaiian Properties, Ltd.
Michael Gordon Sr. Property Manager, PCAM® Hawaiian Properties, Ltd.

ABSENT: Robert Richey

QUORUM: Noting the presence of a quorum, President Sunada called the meeting to order at 6:23 p.m.

II. OWNERS FORUM

Prior to the start of every Regular Meeting, the Board provides an opportunity for owners present at the meeting to provide any comments or inquiries for discussion of Board consideration.

III. MINUTES OF THE PRIOR MEETING

A. Regular Board of Director's Meeting Minutes for January 27, 2020 and March 2, 2020: It was noted that President Sunada and Vice President Villafana titles were incorrect. With the revisions made, the board accepted the Regular Meeting Minutes of January 27, 2020 and March 2, 2020.

IV. TREASURER'S REPORT

A. President Sunada moved to approve the February, March, and April 2020 Financial Statements. The motion was seconded by director Parker and carried unanimously subjected to audit.

V. MANAGEMENT REPORT

A. Property Manager Report: PM Limani presented a verbal report.

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VI. COMMITTEE REPORTS

- A. Landscaping Committee- Chair Kathryn Sunada provided a report on Landscaping.
- B. Tree Removal Proposal: By unanimous consent, the Board APPROVED the proposal submitted by Nilo Landscape Company as the scope specified on proposal #1571 of \$4,800 plus tax.
- C. Communications – Chair Sunio was not present
Newsletter -Topics to include in the next newsletter:
1. Homeowners are to only submit work orders to the PM Limani for landscaping issues and are not to contact landscaper directly.
 2. Homeowners to cut back all vegetation off their homes.
- D. Architectural Committee – Chair Robert Richey was not present
1. By unanimous consent, the Board ratified their email approval of the Design Applications for units: 1840N, 1840N, 1810, 1820E, 1840F, 1830D, 1870, 1820C, 1850J, 1820G, 1840R, 1860H, 1860A, 1870K, 1870K, 1870M, 1840, 1810Q. The Board DENY the Design Application for unit 1850J.

VII. UNFINISHED BUSINESS

- A. Gutter Repair - Christine made a motion to approve the gutter repair invoices by Tropical Rain Gutters for units 1870-P, 1860-A, 1820-R, 1860-N on the zero-lot line Jennifer second and carried unanimously.

VIII. EXECUTIVE SESSION

Board discussed Delinquencies, Contractual and Legal Issues with Associations Attorney at the beginning of this meeting.

IX. NEXT MEETING

The next meeting will be scheduled for July 27, 2020 at 6:30 pm, at the Lodge.

X. ADJOURNMENT

There being no further business to discuss, and hearing no objections, President Sunada adjourned the meeting at 8:03pm.

Respectfully Submitted,

**REGULAR MINUTES OF THE BOARD OF DIRECTORS MEETING
ASSOCIATION OF APARTMENT OWNERS of
THE HEIGHTS AT WAILUNA**

Dottie Sunio

12/8/2020

Secretary or other Board Officer

Date

Submitted by:

Hawaiian Properties, LTD.

Agent for AOA THE HEIGHTS AT WAILUNA ASSOCIATION

Fid Limani, Property Manager