

AOAO Heights at Wailuna
Board of Directors' Meeting Minutes

January 22, 2024

The Lodge

98-1856 Kaahumanu St.

Pearl City, HI 96782

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

Absent: None

Owners None

Present:

Owners Forum

Call to Order

Noting the presence of a quorum, President Mak called the meeting to order at 6:00 p.m.

Meeting Minutes

A. Board of Directors Meeting November 20, 2023

MOTION

President Mak moved to approve the Board of Directors meeting minutes of November 20, 2023. The motion carried.

Treasurers' Report

A. Financial Report

October & November 2023

Treasurer Villafana made a verbal report.

MOTION

Treasurer Villafana moved to accept the October and November 2023 financial report, subject to audit. The motion carried.

Property Manager's Report

B. Inspection

The property inspection was provided by Manager Chang.

Committee Updates

A. Architectural/Design Modification – Chair Yamauchi

1. Unit 41 / 1820U Siding and Paint

MOTION

Director Yamauchi moved to approve the siding like for like and paint the home grey.

2. Unit 8 / 1810G Picture Window

MOTION

Director Yamauchi moved to approve replacement of the picture window and seven single hung windows on the second floor all with colonial grids. The motion carried.

3. Unit 120 / 1840A Chimney Siding

MOTION

Director Yamauchi moved to approve replacement of the siding on the chimney like for like and painted the same color as the home. The motion carried.

4. Unit 11 / 1810K Paint

MOTION

Director Yamauchi moved to approve the owner painting the house using Heights at Wailuna Blue from Sherwin Willams. The motion carried.

5. Unit 64 / 1870Q Garage Door

MOTION

Director Yamauchi moved to deny the request of using “Cornerstone” style for the garage door. The motion carried.

6. Unit 56 / 1860N Chimney Cap

MOTION

Director Yamauchi moved to approve the new chimney cap. The motion carried.

7. Unit 47 / 1860D Siding

More information is required from the unit

B. Communication – Chair Jungel

Provided a verbal report.

C. Compliance – Chair Mak & Kim, Kishi

No report at this time.

D. Landscape – Chair Kishi

No report at this time.

- E. Special Projects – Chair Villafana
 - 1. Fences – provided a verbal report

Unfinished Business

- A. Privacy Fence – 1870
Deferred – seeking additional proposals
- B. Fence – 1870L
Deferred - seeking additional proposals

New Business

- A. Gutter Repair 1870G
Deferred, waiting for proposal from Tropical Gutters
- B. Reserve Study 2025
MOTION
Secretary Jungel moved to approve a Level 3 Reserve Study by Armstrong Consulting in the amount of \$1,650.00 plus tax. The motion carried.

Next Meeting

Scheduled for February 26, 2024
Or upon the call by the President

Executive Session


The meeting was moved into Executive Session to discuss personnel and legal matters at 7:19 p.m. and returned into regular session at 7:35 p.m.

Adjournment

Hearing of no further business, the meeting was adjourned at 7:35 p.m.



Secretary Jungel or Presiding Officer



Date

Leslie Chang
Recording Secretary
Community Portfolio Manager
Hawaiian Properties, LTD