

**ASSOCIATION OF APARTMENT OWNERS OF MAKAHA VALLEY TOWERS**  
**ANNUAL MEETING – SATURDAY FEBRUARY 19, 2011**  
**MAKAHA RESORT GOLF CLUB**

**A. CALL TO ORDER**

President Weick called the meeting to order at 11:20 a.m. Kanani K. Kealoha-Faleafine. CMCA® was the Recording Secretary for the meeting. Quorum was established at 66.2650%.

**B. APPROVAL OF MINUTES**

The minutes of the 2010 Annual Meeting were approved by the board on March 19, 2010 as written. Several additional typographical errors were corrected by unanimous consent.

**C. REPORTS OF OFFICERS**

President Weick gave a verbal President's report and AE Kealoha-Faleafine gave a verbal Treasurer's Report.

The Auditor's report for 2010 was approved by unanimous consent.

**D. APPOINTMENT OF TELLERS**

Dorothy Brockhausen, Sandy Ducharme and Rosalie Smith were appointed tellers for any counted vote at the meeting.

**E. ELECTION OF DIRECTORS**

Nominations and elections for the Board of Directors were conducted. The following were elected by acclamation:

Albert James Berndt	term expiring 2014
Michael Targgart	term expiring 2014
Michael D'Angelo	term expiring 2014

**F. NEW BUSINESS**

**Tax Resolution:** The following resolution was adopted by unanimous consent:

“Resolved by the owners of the Association, that the amount by which each member's maintenance fee in 2011 exceeds the total payments of the Association for maintenance, repairs and other expenses and capital expenditures of the Association as the Board of Directors has appropriately paid or determined payable, shall be applied to 2012 regular member maintenance fee.”

**Ratification of Board's Selection of Auditor:** The selection of Daniel J. Sullivan CPA, MBA auditor was approved by unanimous consent.

**Requirement of Owners to obtain insurance:** Marvin Cabelli moved to adopt the insurance motion. The following motion was adopted by unanimous consent, "Pursuant to HRS §514B-143(g) the board be given the authority to require purchase of insurance by owners (HO6 or equivalent) as stated by the law." (Required and present: more than 50% of the common interest).

**Bylaw Amendment to add Article X Section 4 (A):** Gene Witte moved to adopt the following amendment, "All maintenance of and repairs to any Apartment, (other than maintenance of and repairs to any common elements contained therein, shall be made by the Owner of such Apartment. The motion was adopted by unanimous consent.

**G. ADJOURNMENT**

The meeting adjourned at 12:38 a.m.



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Kanani Kealoha-Faleafine, CMCA®  
Recording Secretary

3/31/11



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Approved:  
Date and Initials

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