

**MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
January 21, 2008  
On Site -Kiana Cabana**

**OWNER'S FORUM**

At 6:30 p.m., the Chair welcomed new owners and opened the floor for those present to address the Board. The Chair thanked everyone for their comments and closed owner's forum at 6:43 p.m.

**CALL TO ORDER**

The regularly, scheduled meeting of the Makaha Valley Plantation Board of Directors was called to order at 6:43 p.m. by the Chair, President Monty Glover.

**ESTABLISH A QUORUM**

A quorum was established.

Members Present: Monty Glover Robin Heath Jim Sherman Jean Connolly  
Shannon Palacio Greg Sokolowski Marjorie Collier

Members Excused/Absent: Jean Connolly

By Invitation: Otis King, General Manager (GM)  
Sheryl Brown, Assistsant General Manager (AGM)  
Tiso Maanaina, AOA Security Supervisor (SO)  
Shirley Landford, Administrative Assistant (AA)  
Ralph Ahles, Management Executive, Hawaiiana Management Co., Ltd. (ME)

**APPROVAL OF AGENDA**

Treasurer Sokolowski moved to approve the meeting agenda as presented. The motion passed with unanimous consent.

**APPROVAL OF MINUTES**

There being no corrections, the Chair announced the minutes of the regular Board of Directors meeting of November 19<sup>th</sup>, 2007 as approved.

**REPORTS**

- A. Security – Tiso Maanaina submitted a written security report on complaints and citations for the month of January, 2008. The on-site Securitas supervisor, Pisi Ekeroma also gave a brief report regarding the efforts being made to get the right security personnel fit for the property and introduced his supervisor from Securitas, Gavin Vinta.
- B. Treasurer – Director Sokolowski gave a summary of the November & December 2007 financial statements and moved to approve them subject to audit. The motion passed with unanimous consent. Treasurer also reported that the improvement loan will be paid off by April of 2008 and that he is currently making revisions to the 2008 budget which will be presented to the board at the next meeting for approval. The revisions will not affect the current maintenance fees being paid by the membership.

- C. General Manager's Report – The GM Otis King submitted a written report for the period from November 13th through December 28, 2007 which had been distributed to the Board prior to the meeting. There was no further discussion on the report.

A written report was also submitted by AGM Sheryl Brown covering the period from November 12th through January 10th, 2008. There was no further discussion on the report.

D. COMMITTEES

1. Security – No report.
2. Documents – Committee Chair Collier reported that the revised House Rules had been sent out to all the owners and inquired on how many returns on the amendment to the adoption of 514B were received. Management will follow up with a report and do another mailout to those owners that have not responded.
3. Personnel – Committee Chair Heath stated that he needed to report on a personnel issue in executive session later on in the meeting.
4. Budget/Financial – Committee Chair Sokolowski stated that a budget re-work is in progress.
5. Communications – Committee Chair Glover reported that he is still gathering information on the next newsletter along with investigating a better web page.
6. Grounds – Committee Chair Lika Jordan reported that the committee has been learning a lot about how to setup and maintain landscape and conserve water. The Committee will look into the request for more landscape around 93-A and give their suggestions to Management.

**UNFINISHED BUSINESS**

- A. Structural Report/Water Intrusion Issues – ME Ahles reported that Smith Hawaii had promised to have available for the meeting a completed set of specifications on structural and water intrusion repairs for bid purposes but due to illness had not completed them. As soon as they become available, Management will circulate copies to the Board members for their review and comment.
- B. Oceanview Request for Utility Easement Negotiations – ME Ahles reported no further communication from the Developer of Oceanview. The matter was dropped from the agenda.

**NEW BUSINESS**

A. Owner Correspondence

- 1) Tina James (159A) submitted a written response to the Addendum to the House Rules of 2005 for the Board to consider.

- 2) Patricia Patterson (72A) submitted a letter requesting a sidewalk to the mailboxes at the Ala Mahiku corner of the property. Management was instructed to look into the feasibility of installing stepping stones rather than a concrete sidewalk for the area.
  - 3) Louella Kohler (127C) submitted a letter to Management with a number of concerns for the board to consider. Management will circulate the letter to the board for consideration at the next meeting.
- B. Hot Water Tank Replacement – Treasurer Sokolowski moved to ratify an email poll to approve Commercial Plumbing to install a new hot water tank at 664 Pump Room. The motion carried unanimously.
- C. Plumbing Repairs – Director Sherman moved to ratify an email poll to approve plumbing repairs to a 3" main water line by 718 Pump Room. The motion carried unanimously.
- D. 97A Lanai Deck Repairs – Management obtained several proposals to replace the deteriorated concrete overlay on the lanai Deck of 97A. Director Sherman moved to accept the proposal from Jim Miller at a cost not-to-exceed \$5,250 to replace the concrete overlay. The motion carried unanimously.
- E. 79A - Unauthorized Plumbing Work – GM Otis King reported that Clean Sewer Lines came out to restore the hot and cold water lines at 79A that were tapped into for a washing machine installation by the owner. Management is to follow up on sending all costs related to this restoration back to the responsible party.
- F. 147B Kitchen & Bath Renovations – A request along with drawings was submitted by the owner to make renovations to the kitchen and bath of 147B with no changes to the electrical or plumbing of the building. Director Heath moved to approve the renovation request. The motion carried unanimously.
- G. Change Putting Green To Fitness Equipment – A suggestion was made by Mr. Colt of 131A to install fitness equipment where the putting green is. Management is to work with Mr. Colt to come up with a proposed sketch and list of equipment for the Board to review.

**The Chair announced a short recess at 7:50 and stated that the Board would go into executive session immediately after the recess to discuss personnel issues.**

#### **Executive Session**

The Board entered Executive Session at 8:00 p.m. and re-entered regular session at 8:25 p.m.

H. Lanai Awning Specifications – President Glover suggested that specifications be established for the installation of retractable awnings for the A-Unit lanais and Sun Shades for the B and C Unit lanais. Voss sun protection products by SunPro were suggested as possible awnings and shades that would stand up to the environment at Makaha Valley Plantation. President Glover volunteered to obtain samples for board review at their next meeting. Management is to check the governing documents as to what approval requirements are needed from the Association membership.

**NEXT MEETING**

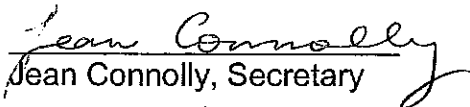
The next regularly scheduled Board of Directors meeting will be held Monday, February 18, 2008, 6:30 p.m. on site at the Kiana Cabana.

**ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 8: 37 p.m.

Submitted by:

Hawaiiana Management Company,  
Agent for Makaha Valley Plantation  
Ralph Ahles, Management Executive,  
Recording Secretary

  
Jean Connolly, Secretary  
2/4/08