

MINUTES

AOAO MAKAHA VALLEY PLANTATION REGULAR MEETING OF THE BOARD OF DIRECTORS

On-Site (Kiana Cabana)
84-786 Ala Mahiku Drive
Waianae, HI 96792
Monday, October 25, 2010

- I. **CALL TO ORDER:** Noting the presence of a quorum, President Collier called the Meeting to order at 6:30 p.m.

Present: President Marjorie Collier, Vice President Robin Heath, Secretary Lawrence Moore, Treasurer Gregory Sokolowski, and Director Tommy Sowell, Jr.

Excused: Directors Keith Marini and James Sherman.

Invited: General Manager Joseph Nunuha and Hawaii First (Managing Agent) Senior Property Manager Bill Spotts, PCAM®, CMCA®, AMS®.

- II. **OWNERS' FORUM:** The Owner of Unit 159A discussed various House Rules violations that she had previously addressed with General Manager Nunuha. The Owner of Unit 43A discussed non-use of the garden hoses positioned throughout the Property for their intended purpose (landscape maintenance). General Manager Nunuha will follow up. The Owner of Unit 11A offered some information on security cameras that he found available on E-Bay.

- III. **MINUTES:** The Minutes of the Regular Board of Directors Meeting held on Monday, August 16, 2010 were approved as submitted by unanimous consent.

IV. **TREASURER'S REPORT:**

- a. **Financial Statements:** After review, the Financial Statements for the months of July 2010 and August 2010 were accepted as submitted by unanimous consent, subject to audit.
- b. **Delinquencies:** Deferred due to in process change of Association Collection Attorneys to be completed by Thursday, June 24, 2010. Motion by Treasurer Sokolowski, seconded by Director Sowell, to write-off \$4,871.87 as an uncollectible bad debt for Unit 121B foreclosed by the Lender from the prior bankrupt Owner.

- V. **GENERAL MANAGER'S REPORT:** General Manager Nunuha provided his written report, which is on file, and there was general discussion.

VI. **COMMITTEE REPORTS:**

- A. Security: None.
- B. Personnel: None.
- C. Communications: None.
- D. Buildings and Grounds: Discussed in General Manager's Report.
- E. Green: Chair Sokolowski indicated that for the near-term it would not be cost-effective to replace the fluorescent lights on Property with LEDs considering the current relative costs and the projected long-term payback in energy savings.
- F. Community Activities: None.

VII. **UNFINISHED BUSINESS:**

- A. Lease (Ground) Rent Negotiations: The Managing Agent's Representative provided the current status report – total eight (8) Units involved in the negotiations. Five (5) have responded to the Association's Attorney's letters, and three (3) have not (two of which in a stage of foreclosure by their Lenders. The five (5) Owners have been sent an additional letter by the Association's Attorney for signature on the negotiated terms of the Lease (Ground) Rent. The other three (3) have been sent letters by the Association's Attorney that unless they respond the Association will proceed in accordance with the negotiated terms of the Lease (Ground) Rent on their behalf.
- B. Declaration and By-Laws Restatements: The Managing Agent's Representative indicated that Association's Attorney expects to be complete with the first draft of the Declaration and By-Laws Restatements by next month (November 2010).
- C. Update on Written Consent to Require Owner Unit Insurance: The Managing Agent's Representative indicated that to date 34.301% of the Owner Common Interest had responded YES (In Favor) and 9.4018% NO (Opposed). A second mailing will be sent next week (Week of November 1, 2010) to all those Owners who have not responded.

D. 2011 Operating Budget and Reserve Analysis: The Managing Agent's Representative presented the Association's proposed Operating Budget and Reserve Study/Analysis for fiscal year 2011. After review and discussion of each line item, Director Sowell motioned, seconded by Secretary Moore, to approve the budget as submitted. Voted unanimously. The 2011 Operating Budget provides for \$292,306.00 per month in revenues, \$253,556.00 per month in expenses, and \$38,750.00 per month transfer in reserves. There will be 4.37% increase in Maintenance Fees for fiscal year 2011 – Maintenance Fees for Units will range from \$482.49 to \$760.04 per month per Unit based on the Unit's percentage of Common Interest in the Declaration. The Management Fee will be \$4,000.00 (plus tax) per month for fiscal year 2011.

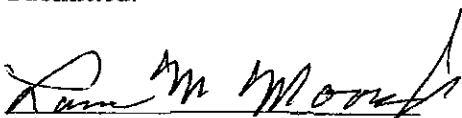
VIII. NEW BUSINESS: None.

IX. EXECUTIVE SESSION: The Board of Directors went into Executive Session at 7:37 p.m. to discuss Personnel, and adjourned from Executive Session at 8:24 p.m. During Executive Session the Board of Directors decided on Holiday Gifts and Bonuses for Association Employees.

X. NEXT MEETING: The next Meeting of the Board of Directors will be **AT THE CALL OF THE PRESIDENT**, or on Monday, December 20, 2010, On-Site (Kiana Cabana), 84-786 Ala Mahiku Drive, Waianae, HI at 6:30 p.m.

XI. ADJOURNMENT: There being no further business to discuss and hearing no objections, President Collier adjourned the meeting at 8:25 p.m.

Submitted:



Lawrence M. Moore, Jr. Secretary

Hawaii First.
Agent for AOOA MAKAHA VALLEY PLANTATION
William ("Bill") W. Spotts PCAM®, CMCA®, AMS®
Vice President and Senior Property Manager