

**MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION**

**April 12, 2010  
ON SITE -Kiana Cabana**

**OWNER'S FORUM**

At 6:30 p.m., President and Chairperson Marjorie Collier welcomed all owners in attendance. The Chair thanked everyone for their comments and closed Owner's Forum at 7:25 p.m.

**CALL TO ORDER**

The regularly, scheduled meeting of the Makaha Valley Plantation Board of Directors was called to order at 7:25 p.m. by the President Collier.

**ESTABLISH A QUORUM**

A quorum was established.

Members Present: President Marjorie Collier, Vice President Robin Heath, Secretary Larry Moore and Treasurer Greg Solokowski.

Members Absent: Directors Shannon Palacio, Jim Sherman and Keith Marini.

By Invitation: Joe Nunuha, General Manager  
Albert Iokepa, AOA Security Supervisor (SO)  
Shirley Landford, Lead Administrator  
Ralph Ahles, Management Executive, Hawaiiana Management Co.,

**APPROVAL OF MINUTES**

On **motion** of Treasurer Sokolowski, the minutes of the Regular Board of Directors meeting of January 19, 2010 were unanimously approved as corrected.

On **motion** of Treasurer Sokolowski, the minutes of the Annual and Organizational meetings of the Association held on March 20, 2010 were unanimously approved as submitted.

**REPORTS**

A. **Security** – Security Chief Albert Iokepa provided the board with a security report for the months of January and February 2010. Mr. Iokepa went through the procedures that security is currently following regarding domestic problems.

B. **Treasurer** – Treasurer Sokolowski gave a summary report on the January and February 2010 financial statements.

On **motion** of Treasurer Sokolowski with a second by Vice President Heath, the board **unanimously approved** to accept the January and February 2010 financial statements, subject to audit.

C. **General Manager's Report** – General Manager Joseph Nunuha submitted a report covering the months of January, February and March, 2010 and is kept on file in the manager's office.

D. Committees

1. Security – Chairperson Moore deferred comment to executive session
2. Documents – Chairperson Moore reported that the House Rules have been sent to legal counsel for review.
3. Personnel – Chairperson Heath reported no action.
4. Budget/Financial – Chairperson Sokolowski reported he is continuing to monitor the finances of the association.
5. Communications – Chairperson Heath reported that a newsletter is in the works.
6. Building and Grounds – Chairperson Heath reported no action and is working on getting another member on the committee.
7. Green Committee – Chairperson Heath and Sokolowski reported that recycling methods are being looked at.
8. Community Activities – Chairperson Schmidt reported no negative comments on the Easter egg hunt activity. Work is being done on an activities calendar.

**UNFINISHED BUSINESS**

- A. Washer/Dryer Charges-Web Laundry Proposal – The matter was deferred to the next meeting.

**NEW BUSINESS**

- A. Soda Vending Machines – Secretary Moore requested to bring back the soda vending machines.

***At 8:07 p.m. President Collier announced a short recess and advised all present that the board needed to go into executive session to discuss several legal and personnel issues immediately after the recess.***

**EXECUTIVE SESSION**

At **8:20 p.m.** President Collier reconvened the meeting and announced that the board was in executive session.

At **9:15 p.m.** President Collier announced the meeting back in regular session.

**The following actions were noted after discussion in executive session:**

1. Citation Appeal – The board denied an appeal to remove the citation against the unit owner who allowed a young girl in pool area without being accompanied by an adult.
2. Wall Mounted Air Conditioner Approval – Per a legal opinion from association legal counsel, the board does not have the authority to permit a wall mounted air conditioner. The board has the authority only to allow some of the window jalousies to be removed to accommodate an air conditioner. (See J. Morris legal opinion). Management is to notify owner who requested it.
3. 71-A Washer Dryer Installation – The board ratified the washer/dryer approval for unit 71-A.
4. 167-A Floor Repairs – The Board instructed management to have the living room floor raised to fix the sliding door.
5. Drug Activity – Management is to work with the State attorney's office.
6. Neighborhood Watch – Vice President Heath will conduct a residents' forum on Monday, May 10, 2010.

**DATE, TIME & PLACE OF NEXT MEETING**

The next regularly scheduled Board of Directors meeting will be held on Monday, June 21, 2010 at 6:30 p.m. on site at the Kiana Cabana.

**ADJOURNMENT**

There being no further business to conduct, President Collier adjourned the regular meeting of the board at 9:20 p.m.

Submitted by:

**Ralph N. Ahles**

Ralph Ahles, Management Executive  
Hawaiiana Management Company