

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, August 16, 2010

- I. **CALL TO ORDER:** Noting the presence of a quorum, President Collier called the Meeting to order at 6:34 p.m.

Present: President Marjorie Collier, Vice President Robin Heath, Secretary Lawrence Moore, Treasurer Gregory Sokolowski, and Director Tommy Sowell, Jr (6:59 p.m.).

Excused: Directors Keith Marini and James Sherman.

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

- II. **NEW BOARD MEMBER:** due to the resignation of Shannon Palaciao the Board unanimously approved the selection of Tommy Sowell, Jr. as a replacement.

- III. **MINUTES:** The Minutes of the Regular Board of Directors Meeting held on Monday, June 21, 2010 were unanimously approved as submitted.

- IV. **TREASURER'S REPORT:**

A. **Financial Statements:** After review, the Financial Statements for the month of May 2010 and June 2010 were accepted as submitted by unanimous consent, subject to audit.

B. **Delinquencies:** Property manager Brunner discussed the change of association collection attorneys and the non judicial foreclosure process.

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

- VI. **ADJOURN TO EXECUTIVE SESSION 7: 24 P.M.:** Motion to adjourn to Executive Session for personnel and legal matters made by President Collier. The motion was adopted unanimously. During Executive Session the board met with one of the associations attorneys.

- VII. **RECONVENE REGULAR SESSION, 8:20 P.M.:** President Collier called the Regular meeting back to order.

V. COMMITTEE REPORTS:

- A. Security: None.
- B. Personnel: None.
- C. Communications: None.
- D. Buildings and Grounds: None.
- E. Green: None.
- F. Community Activities: None.

VI. UNFINISHED BUSINESS:

- A. Washer/Dryer Charges: Treasurer Sokolowski reported that a new 5 year term WEB contract was finalized. Director Heath made a motion to accept the new WEB contract. The motion was adopted by unanimous consent.
- B. House Rules Revisions: Secretary Moore House Rules revision had previously been e-mailed to the Board. Secretary Moore made a motion to adopt the new House Rules as drafted. The motion was adopted by unanimous consent.
- C. Soft Drink Machine: Secretary Moore reported that the soft drink vending machine had been installed and was generating a positive response.

VII. NEW BUSINESS:

- A. Lease Unit Negotiation Status: Property Manager Brunner reported that 3 of the 8 owners had responded positively thus far.
- B. Declaration and By-laws Restatement: Property Manager Spott reviewed the need for proceeding with correcting and updating the current Governing Documents. Secretary Moore motioned to approve sending the Documents to the association's attorney John Morris for revision. The motion was adopted by unanimous consent.
- C. Resolution to Require Owners Purchase Unit Insurance: Property Manager Spott reviewed the procedure and requirements for the association to adopt the amendment by written consent. Treasurer Sokolowski motioned to approve sending the amendment to the owners for their written consent.
- D. 2011 Budget: Property Manager Brunner reminded the Board that it was time to begin formulating the 2011 Budget for approval at the October Board Meeting.

E. Insurance Repairs to Units 135 A , 57A thru 60A : After reviewing three proposals provided by General Manager Nunuha, Treasurer Sokolowski motioned to accept the proposal by All Aces. The motion was adopted by unanimous consent.

VIII. **EXECUTIVE SESSION**: The Board of Directors went into Executive Session at 9:29 p.m. to discuss Personnel and Legal Matters, and adjourned from Executive Session at 10:05 p.m. During Executive Session the Board of Directors discussed collection and personnel matters.

IX. **NEXT MEETING**: The next Meeting of the Board of Directors will be **AT THE CALL OF THE PRESIDENT**, or on Monday, October 18, 2010, On-Site (Kiana Cabana), 84-786 Ala Mahiku Drive, Waianae, HI at 6:30 p.m.

X. **ADJOURNMENT**: There being no further business to discuss and hearing no objections, President Collier adjourned the meeting at 10:05 p.m.

Submitted:



Lawrence M. Moore, Jr. Secretary

Hawaii First.
Agent for AOAO MAKAHA VALLEY PLANTATION
Keith Brunner
Property Manager