

## MINUTES

### AOAO MAKAHA VALLEY PLANTATION REGULAR MEETING OF THE BOARD OF DIRECTORS

On-Site (Kiana Cabana)  
84-786 Ala Mahiku Drive  
Waianae, HI 96792  
Tuesday, January 18, 2011

- I. **CALL TO ORDER:** Noting the presence of a quorum, President Collier called the Meeting to order at 6:46 p.m.

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

Excused: Director Keith Marini

Invited: General Manager Joseph Nunuha and Hawaii First (Managing Agent) Association Manager, Keith Brunner

- II. **MINUTES:** The Minutes of the Regular Board of Directors Meeting held on Monday, October 25, 2010 were approved as submitted by unanimous consent.

III. **TREASURER'S REPORT:**

A. **Financial Statements:** The Financial Statements for the months of September 2010 and October 2010 were accepted as submitted by unanimous consent, subject to audit.

B. **Delinquencies:** Deferred to Executive Session.

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

V. **COMMITTEE REPORTS:**

A. **Security:** None.

B. **Personnel:** None.

C. **Communications:** None.

D. **Buildings and Grounds:** None.

E. **Green:** Chair Sokolowski and Robin Heather reported that they were gathering information on various new more efficient technologies.

- F. Community Activities: None. (Remove item on future Agenda).

**VI. UNFINISHED BUSINESS:**

- A. Lease (Ground) Rent Negotiations: The negotiations are complete and the Associations attorney has asked that two Officers be authorized by the Board to sign the lease amendment. Pres. Collier and Sec. Moore were unanimously authorized to the amendment for the Association.
- B. Declaration and By-Laws Restatements: The Association's Attorney had previously provided a first draft of the restatement however the Board was not finished reviewing the lengthy documents, so the Association Manager suggested the Board forward questions for the attorney to respond. On the related matter of changing the angle of the parking stalls outside the laundry buildings to accommodate additional vehicles and increase safety, the Association Manager reported that the Declaration did not need to be amended according to the Associations Attorney. The Board unanimously approved having the Associations Attorney issue a Letter of Opinion about the parking stall angle modification.
- C. Update on Written Consent to Require Owner Unit Insurance: The Managing Agent's Representative indicated that to date 36.040% of the Owner Common Interest had responded YES (In Favor) and 10.366% NO (Opposed). The Board decided to make a presentation at the upcoming annual Meeting and ask the owners present to cast their vote if they have not already done so.

**VII. NEW BUSINESS:**

- A. 2011 Annual Meeting: The Board unanimously agreed to extend the length of the meeting to 4 hour, 9 a.m. to 1 p.m. and authorized the additional room rental cost.
- B. Ocean View Estates Sub-Meter: The Association manager reported that he was waiting for some additional information before he could proceed with a letter to the neighboring association.
- C. Unit Repairs: Moved to Executive Session for contract and legality discussion.
- D. Rain and Runoff Problems: The Board asked the General Manager to have an engineer evaluate the situation and make a recommendation.
- E. Painting Proposal: Moved to Executive Session for contract discussion.

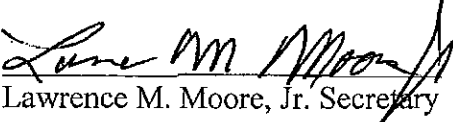
**VIII. EXECUTIVE SESSION**: The Board of Directors went into Executive Session at 7:55 p.m. to discuss Personnel and Legal matters and adjourned from Executive Session at

9:18 p.m. During Executive Session the Board of Directors decided: to proceed with repairs to unit 14 B and charge the owner of 14C; denied reimbursement of the owner of 112B's insurance deductible; approved the selection of Consolidated Painting LLC, (low bidder) to begin exterior painting of the buildings in Phase 1 upon final contract, insurance and license review; extended the time to submit Board resumes and proxy solicitation requests for one week, from January 19, 2011 until, January 26, 2011 due to reported mail delivery problems.

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

X. **ADJOURNMENT OF EXECUTIVE AND REGULAR SESSIONS:** There being no further business to discuss and hearing no objections, President Collier adjourned the meeting at 9:18 p.m.

Submitted:

  
Lawrence M. Moore, Jr. Secretary

Hawaii First, Inc.  
Agent for AOAO MAKAHA VALLEY PLANTATION  
Keith Brunner, Association Manager