

**AOAO MAKAHA VALLEY PLATATION
2011 ANNUAL MEETING MINUTES
Waianae Coast Comprehensive Health Center
Ka'aha'aina Cafe
86-260 Farrington Hwy.
Waianae, Hawaii 96792
Saturday, March 19, 2011
9:30 a.m.**

JUL 05 2011
HAWAII FIRST, INC.

I. CALL TO ORDER

The Chair called the Meeting to order at 9:42 a.m., with 57.9740% of the Ownership represented at the Meeting in person or by proxy.

II. PROOF OF NOTICE OF MEETING

Pursuant to the By-Laws of the Association of Apartment Owners Makaha Valley Plantation, Proof of Notice of the Meeting was sent to all Owners of record on February 18, 2011.

III. PERMANENT AND STANDING MEETING RULES

The Permanent and Standing Meeting Rules for this and all future Association Meetings as appended to these Minutes for record purposes were adopted on March 19, 2011.

IV. APPROVAL OF MINUTES

The Minutes of the Association's 2010 Annual Meeting held on March 20, 2010 were approved as written.

V. REPORT OF OFFICERS

A. President's Report

President Marjorie Collier gave their verbal and written report which is appended to these Minutes for record purposes.

B. Treasurer's Report

Treasurer Greg Sokolowski gave their verbal and written report which is appended to these Minutes for record purposes.

C. Auditor's Report

The Annual Audit for the fiscal year ending December 31, 2010 was distributed to all those Owners in attendance, and adopted by the Association by unanimous consent.

VI. REPORT OF COMMITTEES

Green Committee: Chair Robin Heath gave a verbal report on the using photo-voltaic power in order to reduce common area electricity costs.

Security Committee: Chair Larry Moore gave a verbal report.

General Manager: Joseph Nunuha gave a verbal and written report which is appended to these Minutes for record purposes.

VII. ELECTION OF DIRECTORS

Elections were held, and the following Owners were duly elected to the Board for the term lengths as indicated:

Larry Moore, Jr.	28.6466%	1-year term
Tommy Sowell, Jr.	30.8228%	2-year term
James Sherman	29.4460%	2-year term
Lorraine Telford	34.1917%	2-year term

VIII. NEW BUSINESS

A. **Tax (Rollover) Resolution:** The following resolution was adopted by unanimous consent of the Owners:

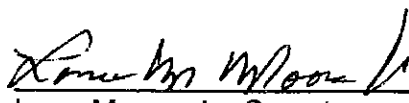
"Resolved by the Owners of the AOA Makaha Valley Plantation that the amount by which each Member's assessment in 2011 exceeds the total payments of the Association for maintenance, repairs, and other expenses and capital expenditures of the Association as the Board of Directors has appropriately paid or determined payable, shall be applied to regular Member assessments on the year 2012."

IX. ADJOURMNET:

There being no further new business, the 2011 Annual Meeting was adjourned at 11:02a.m./p.m..

X. OWNERS FORUM

Submitted:



Larry Moore, Jr., Secretary

Hawaii First, Inc.
AOAO Makaha Valley Plantation
Keith Brunner,
Association Manager