

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, October 23, 2012

- I. **CALL TO ORDER:** Noting the presence of a quorum, President Collier called the Meeting to order following the owner's Forum at 7:30 p.m.

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

Excused: Director James Sherman

Absent: NA

Invited: Hawaii First Community Association Manager (C.A.M.), Keith Brunner
General Manager Joseph Nunuha

- II. **MINUTES:** The Minutes of the Regular Board of Directors Meeting held on Tuesday, August 21, 2012 were unanimously *approved* as submitted.

III. **TREASURER'S REPORT:**

- A. **Financial Statements:** The Financial Statements for the months of July and August 2012 were *unanimously accepted* subject to audit.

- IV. **GENERAL MANAGER'S REPORT:** General Manager Joseph Nunuha provided a written report, which is on file. There was general discussion about the new bus stop.

- V. **ASSOCIATION MANAGER'S REPORT:** The C.A.M. spoke about the extra time Board members have spent representing the Association in several legal cases.

VI. **COMMITTEE REPORTS:**

- A. **Security:** Chair Lawrence Moore gave a verbal report about pet problems and the plans to implement the new State Security certification law.
- B. **Personnel:** Chair Tommy Sowell: No report.
- C. **Communications:** Chair Robin Heath: Suggested using Channel 2 more frequently to update the residents.
- D. **Buildings and Grounds:** Chair Robin Heath: Passed on the compliments by the Board and owners to the General Manager regarding the improvement to the front entrance brought about in conjunction with the relocation of the bus stop. Treasure Sokolowski explained the plan for completing Phase 2 of the building painting project.

- E. Green Committee: Chair Gregory Sokolowski discussed the electricity savings and continuing conversion of the common area lighting to more efficient L.E.D type bulbs.
- F. Transition Committee: Chair Tommy Sowell provided a brief verbal report about the pending sale of unit 139-A by the Association.

VII. UNFINISHED BUSINESS:

- A. Appointment to Fill the Board Vacancy: Deferred to Executive Session.
- B. Ramp Access to Selected Laundry Building(s): The General Manager has suggested the laundry building in the 754 area is the best candidate for this modification.
- C. 2013 Budget: Treasure Sokolowski reviewed the need to raise maintenance fees due to ongoing utility cost increases, continuing collection issues from delinquent owners, increasing building maintenance needs and the costs anticipated from complying with the upcoming Security Law requirements. Treasure Sokolowski *motioned* to approve a 4.93% increase to the combined Maintenance Fee and Reserve Contribution portions of the 2013 Budget as presented in the draft budget. The motion was seconded by Director Heath and *approved unanimously*.
- D. Annual Meeting Date: The Annual Meeting date will be March 2, 2013.

VIII. NEW BUSINESS:

- A. Resolution on the Sale of 139-A: Director Heath *motioned* to approve the Resolution Approving the Sale of Unit 139-A and to approve Vice President Tommy Sowell, Jr. and Treasurer Gregory Sokolowski to sign the necessary documents in order to complete the sale on behalf of the Association. The motion was seconded by Secretary Moore and *approved unanimously*.

IX. ADJOURNMENT OF REGULAR SESSION: The Regular session adjourned at 8:18 p.m.

X. EXECUTIVESESSION: Executive session was called to order to discuss Legal and Personnel issues at 8:35 p.m.

XI. ADJOURNMENT OF EXECUTIVE: Executive Session was adjourned at 8:55 p.m.

Approved:



Lawrence M. Moore, Jr. Secretary

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