

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, April 24, 2012

- I. **CALL TO ORDER:** Noting the presence of a quorum, President Collier called the Meeting to order following the owner's Forum at 7:05 p.m.

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

Excused: Director(s) James Sherman

Absent: Director(s) Lorraine Telford

Invited: General Manager Joseph Nunuha and Hawaii First Community Association Manager, Keith Brunner

- II. **MINUTES:** The Minutes of the Regular Board of Directors Meeting held on Tuesday, January 31, 2012 were unanimously *approved* as submitted.

The Minutes of the Organizational Board of Directors Meeting held on Saturday, March 17, 2012 were unanimously *approved* as submitted.

The 2012 Annual Meeting Minutes were *approved* unanimously as submitted

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

A. **Financial Statements:** The Financial Statements for the months ending January 31, 2012, February 29, 2012 and March 31, 2012 were unanimously *accepted* subject to audit.

B. The Treasurer requested a monthly "Cash" Income/Expense Statement be included with future Financial reports.

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

- V. **ASSOCIATION MANAGER'S REPORT:** Covered else where in these Minutes.

- VI. **COMMITTEE REPORTS:**

A. **Security:** Chair Moore gave a verbal report.

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- B. Personnel: No report.
- C. Communications: Chair Heath reported that the association TV channel had been inoperative during the month.
- D. Buildings and Grounds: No Report.
- E. Green Committee: Chair Sokolowski association efforts to use new technology when possible to reduce utility costs.
- F. Transition Committee: Chair Sowell provided a verbal report.

VII. UNFINISHED BUSINESS:

- A. Culvert Easement: The GM reported that OVE. Was proposing to connect their property to the MVP culvert.
- B. Building Painting Project: Trs. Sokolowski reported that Phase 1 of the project was about 90% complete.

VIII. NEW BUSINESS:

- A. Heat Pump Lease: Deferred to Executive Session for discussion.
- B. Handicapped Laundry Building Access: The Board asked the General Manager to research and recommend two laundry buildings for possible handicapped access modification and cost analysis.

IX. ADJOURNMENT OF REGULAR SESSION: The Regular session adjourned at 7:33 p.m. Board of Directors went into Executive Session at 7:50 p.m.

X. EXECUTIVESESSION: Executive session was called to order to discuss Legal and Personnel issues at 7:50 p.m.

XI. ADJOURNMENT OF EXECUTIVE AND REGULAR SESSIONS: There being no further business to discuss and hearing no objections, President Collier adjourned the meeting at 8: 25 p.m.

Approved:


Lawrence M. Moore, Jr. Secretary

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