

## 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, June 26, 2012

- I. **CALL TO ORDER**: Noting the presence of a quorum, Vice President Sowell called the Meeting to order following the owner's Forum at 7:42 p.m.  
  
Present: Vice President Tommy Sowell, Secretary Lawrence Moore, Treasurer Gregory Sokolowski and Director Robin Heath  
  
Excused: President Marjorie Collier; Director(s) James Sherman  
  
Absent: Director(s) Lorraine Telford  
  
Invited: Hawaii First Community Association Manager, Keith Brunner
- II. **MINUTES**: The Minutes of the Regular Board of Directors Meeting held on Tuesday, April 24, 2012 were unanimously *approved* as submitted.
- III. **TREASURER'S REPORT**:
  - A. **Financial Statements**: The Financial Statements for the months ending April 30 2012 were *unanimously accepted* subject to audit.
- IV. **GENERAL MANAGER'S REPORT**: General Manager Nunuha provided a written report, which is on file. Discussion was deferred.
- V. **ASSOCIATION MANAGER'S REPORT**: Covered else where in these Minutes.
- VI. **COMMITTEE REPORTS**:
  - A. **Security**: Chair Moore gave a verbal report.
  - B. **Personnel**: No report.
  - C. **Communications**: No report.
  - D. **Buildings and Grounds**: No Report.
  - E. **Green Committee**: No report.
  - F. **Transition Committee**: Chair Sowell provided a verbal report on the status of association foreclosed rental units.

**VII. UNFINISHED BUSINESS:**

- A. Building Painting Project: Trs. Sokolowski reported that Phase 1 Punch List items were being finished up and that Phase 2 of the project would begin in about 5 months.
- B. MVP/MOE HECO Rewiring Project: The Board *unanimously approved* the proposed HECO Easement allowing the two properties to share some of the same electrical circuits as contemplated in the original design of the Holiday Plantation.
- C. Handicapped Access to Selected Laundry Buildings: Defferred.
- D. Bus Stop Relocation and Tree Removal: Sec. Moore reviewed Arborist Steve Nimz letter to Mr. Eric Leung recommending the removal of the Monkeypod tree, install the new bus stop as proposed with ADA access sidewalk, and plant two medium size trees to compliment the new bus stop. The *unanimously approved* proceeding with the project as recommended by Mr. Nimz..

**VIII. NEW BUSINESS:**

- A. MVP/MOE Temporary Access Agreement: Pending legal review of the Hold Harmless Agreement by the Associations Attorney and MOE acceptance of any revisions Trs. Sokolowski was unanimously approved to sign the necessary documents granting MOE temporary controlled limited access to their property across MVP property.
- B. Noise Complaint from Kiana Pools: Sec. Moore will look into ways to have Security better control the pool area.
- C. Wash House LED Test Installation: Residents were asked to submit their comments; too bright?
- D. Water Aerobics: The Board *unanimously voted down* a request for setting aside the pool for a scheduled afternoon Water Aerobics session and/or the use of pool flotation devices/toys.

**IX. ADJOURNMENT OF REGULAR SESSION:** The Regular session adjourned at 8:37 p.m. Board of Directors went into Executive Session at 8:37 p.m.

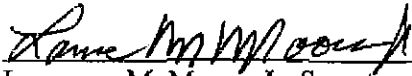
**X. EXECUTIVESESSION:** Executive session was called to order to discuss Legal and Personnel issues at 8:37 p.m.

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XI. **ADJOURNMENT OF EXECUTIVE AND REGULAR SESSIONS:** There being no further business to discuss and hearing no objections, Vice President Sowell adjourned the meeting at 9: 21 p.m.

Approved:

  
Lawrence M. Moore, Jr. Secretary

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