

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, August 21, 2012**

- I. **CALL TO ORDER:** Noting the presence of a quorum, President Collier called the Meeting to order following the owner's Forum at 7:15 p.m.

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

Excused: Treasurer Gregory Sokolowski, Director(s) 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, June 26, 2012 were unanimously *approved* as submitted.

III. **TREASURER'S REPORT:**

- A. **Financial Statements:** The Financial Statements for the months of May and June 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:** The C.A.M. spoke about some of the new laws passed by the Hawaii State Legislature and how they could affect associations: Short Term Rental Reporting; Security Guard Certification.

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 2 of the project would begin in about 5 months.
- B. MVP/MOE HECO Rewiring Project: Waiting for HECO to begin work.
- C. Handicapped Access to Selected Laundry Buildings: Deferred.
- D. MVP/MOE Temporary Access Agreement: Still in negotiations.
- E. 2013 Budget: The C.A.M reviewed several items that would affect the budget decision process in 2013: Collections, Security Guard Law, Utility Cost, Building Maintenance, specifically plumbing and foundation repairs.

VIII. NEW BUSINESS:

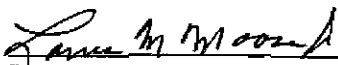
- A. Alternate On-site Board Meeting Location: Due to close proximity to the housing units and/or lack of insect protection no other site has been determined to be suitable.
- B. Board Vacancy: The Board asked G.M. Nunuha to have the office post a Notice soliciting Resume's from persons interested in filling the vacancy.

- IX. ADJOURNMENT OF REGULAR SESSION:** The Regular session adjourned at 8:16 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 8:32 p.m.

- 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 10: 55 p.m.

Approved:


Lawrence M. Moore, Jr. Secretary

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