

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, January 29, 2013**

- I. **CALL TO ORDER:** Noting the presence of a quorum, President Collier called the Meeting to order following the owner's Forum at 7:32 p.m.

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

Excused: Director James Sherman and Robin Heath

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, October 23, 2012 were unanimously *approved* as submitted.

III. **TREASURER'S REPORT:**

A. **Financial Statements:** The Financial Statements for the months of September, October, November and December 2012 were *unanimously accepted* subject to audit.

- IV. **GENERAL MANAGER'S REPORT:** General Manager Joseph Nunuha provided a written report, which is on file.

- 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 provided copies of the proposed House Rule Amendment addressing walking of pets on MVP common areas. A *motion* was made by V.P. Sowell to approve the House Rule Amendment as distributed, seconded by Dir. Kelly and *approved unanimously*.

B. **Personnel:** Chair Tommy Sowell: No report.

C. **Communications:** Chair Robin Heath: No Report.

D. **Buildings and Grounds:** Chair Timothy Kelly: The Chair read from a written report which is on file.

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- E. Green Committee: Chair Gregory Sokolowski gave a verbal report.
- F. Transition Committee: Chair Tommy Sowell provided a brief verbal report.

VII. UNFINISHED BUSINESS:

- A. Ramp Access to Selected Laundry Building(s): The General Manager reported that the project was on hold pending completion of painting the buildings.
- B. Annual Meeting: The C.A.M. reported that about 25% of the proxies towards quorum had been returned.
- C. QVE Status: The General Manager reported that the culvert installation was complete.

VIII. NEW BUSINESS:

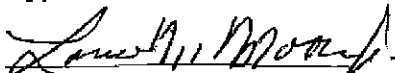
- A. Resolution on the Sale of 139-A: Director Heath *motioned* to approve the Resolution Approving the Sale of Unit 139-A and to approve Vice President Tommy Sowell, Jr. and Treasurer Gregory Sokolowski to sign the necessary documents in order to complete the sale on behalf of the Association. The motion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

IX. ADJOURNMENT OF REGULAR SESSION: The Regular session adjourned at 8:01 p.m.

X. EXECUTIVESESSION: Executive session was called to order to discuss Legal and Personnel issues at 8:30 p.m.

XI. ADJOURNMENT OF EXECUTIVE: Executive Session was adjourned at 9:14 p.m.

Approved:


Lawrence M. Moore, Jr. Secretary

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