

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 22, 2013

- I. **CALL TO ORDER:** Noting the presence of a quorum, V.P. Sowell called the Meeting to order at 6:58 p.m. following the Owner's Forum.
- Present: Vice President Tommy Sowell, Secretary Lawrence Moore, Treasurer Gregory Sokolowski and Director(s) Robin Heath, Shannon Palacio and Debbie Kelley
- Excused: President Tim Kelly
- Absent: NA
- Invited: Hawaii First Community Association Manager (C.A.M.), Keith Brunner
General Manager Joe Nunuha
Security Chief Albert Iokepa
- II. **MINUTES:** The Minutes of the Regular Board of Directors Meeting held on Tuesday, August 20, 2013 were unanimously *approved* as submitted.
- III. **TREASURER'S REPORT:**
- A. **Financial Statements:** The Financial Statements for the months of July and August 2013 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:** No Report.
- VI. **COMMITTEE REPORTS:**
- A. **Security:** Chair Lawrence Moore gave a verbal report discussing the problems of controlling feral animals and summarized the security reports.
- B. **Personnel:** Chair Tommy Sowell gave a verbal report.
- C. **Communications:** Committee Member Debbie Kelley reminded everyone about the upcoming Halloween festivities.
- D. **Buildings and Grounds:** Chair Debbie Kelley spoke about the new plants and plantings around the property.

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- E. Green Committee: Chair Gregory Sokolowski gave a verbal report and informed everyone that more LED bulbs have been ordered.
- F. Transition Committee: Chair Tommy Sowell: No Report.

VII. UNFINISHED BUSINESS:

- A. Ramp Access to Selected Laundry Building(s): Now projected to be completed in 2014.
- B. 2014 Budget: Treasure Greg Sokolowski *motioned* to approve the 2014 budget as submitted with a total Monthly Maintenance Fee Contribution of \$250,156 and total Monthly Reserve contribution of \$50,000. The motion was seconded by Director Robin Heath and *approved unanimously*. (It was noted that there was no increase from 2013.)
- C. Amendments for the Annual Meeting: The C.A.M. will be checking with the Association's Attorney on procedures.
- D. Halloween Party: Director Kelley asked for volunteers to assist her and reminded everyone of the location at the Ala Mahiku Pool area.
- E. 154-A Chair Lift Request: Plans have been received for review.
- F. Entrance Improvements: Treasurer Sokolowski talked about the plans to improve the "entranceway curb appeal".

VIII. NEW BUSINESS:

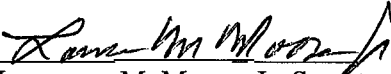
- A. Roadway Maintenance Pledge: The Board approved the purchase of a plaque in appreciation of the roadside plant maintenance a prior owner of Makaha Valley Towers had performed.

IX. ADJOURNMENT OF REGULAR SESSION: The Regular session adjourned at 7:52 p.m.

X. EXECUTIVESESSION: Executive session was called to order to discuss Legal and Personnel issues at 8:10 p.m.

XI. ADJOURNMENT OF EXECUTIVE: Executive Session was adjourned at 9:48 p.m.

Approved:


Lawrence M. Moore, Jr. Secretary

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