

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 23, 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(s) Timothy Kelly and Debbie Kelley
- Excused: Director 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, January 29, 2013 were unanimously *approved* as submitted.
- III. **TREASURER'S REPORT:**
- A. **Financial Statements:** The Financial Statements for the months of January and February 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 and answered several questions submitted by an owner in writing prior to the meeting.
- B. **Personnel:** Chair Tommy Sowell: No report.
- C. **Communications:** Committee Member Debbie Kelley gave a verbal report.
- D. **Buildings and Grounds:** Chair Timothy Kelly gave a verbal report.
- E. **Green Committee:** Chair Gregory Sokolowski gave a verbal report and informed everyone that additional LED energy saving light bulbs were being ordered.
- 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 still on hold pending completion of painting the buildings.
- B. Security Guard Training: Planning for the classes and certification was reported as ongoing.

VIII. NEW BUSINESS:

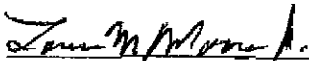
- A. Board Meeting Notices: Director Kelley reported that she was working on plans to have Board meeting Notices posted further in advance so that owners could submit questions in writing a head of time in order to avoid duplication and to give the Board more time to research responses.
- B. Use of Shuffleboard Area: The use of the shuffleboard area for some other activities was noted as being a House Rule violation.

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 8:02 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