

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 20, 2013

- I. **CALL TO ORDER:** Noting the presence of a quorum, President Kelly called the Meeting to order at 6:49 p.m. following the Owner's Forum.

Present: President Timothy Kelly; Vice President Tommy Sowell, Secretary Lawrence Moore, Treasurer Gregory Sokolowski and Director(s) Robin Heath and Debbie Kelley

Excused: NA

Absent: NA

Invited: Hawaii First Community Association Manager (C.A.M.), Keith Brunner
General Manager, Excused
Security Chief Albert Iokepa

- II. **MINUTES:** The Minutes of the Regular Board of Directors Meeting held on Tuesday, June 25, 2013 were unanimously *approved* as submitted.

III. **TREASURER'S REPORT:**

- A. **Financial Statements:** The Financial Statements for the months of May and June 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 noted that noise complaints were trending lower.
- B. **Personnel:** It was noted that additional committee meetings are scheduled.
- C. **Communications:** Committee Member Debbie Kelley gave a verbal report about her experiences and observations as the newest Board Member.
- D. **Buildings and Grounds:** Chair Debbie Kelley gave a verbal report.

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- E. Green Committee: Chair Gregory Sokolowski gave a verbal report and informed everyone that LED installation of energy saving light bulbs reducing the electric bill.
- F. Transition Committee: Chair Tommy Sowell provided a brief verbal report.

VII. UNFINISHED BUSINESS:

- A. Ramp Access to Selected Laundry Building(s): Now projected to be complete in the next 4-8 weeks.
- B. Security Guard Training: Security Chief Iokepa reported that all the guards were legal but some were still waiting for their ID cards to arrive.
- C. Board Vacancy: Shannon Palacio a former Board Member was appointed by the Board to fill the vacancy created when Marjorie Collier resigned.

VIII. NEW BUSINESS:

- A. 2014 Reserve Study: As part of the 2014 Budget process the C.A.M provided an overview of the draft Reserve Study and invited the Board's input.
- B. 154A Chair Lift Request: It was noted that the request had been received and the association had requested additional information about the installation.
- C. Trash Removal Contract: The current contract expires in 2015.
- D. Pool Hours Change: The Board announced that they were looking into reducing the evening pool hours at the Kiana pool and invited owner comments.
- E. Amendments for the Annual Meeting: The Board announced that they are considering presenting Governing Document Amendments for Mandatory Unit Insurance and the right for the association to garnish rents of delinquent owners as part of the 2014 Annual Meeting.
- F. Halloween Party: Dir. Kelley announced that she would be coordinating a trick or treat event for resident kids on Halloween, Thursday, October 31st and asked for volunteers to assist.
- G. Entrance Improvements: Trs. Sokolowski present plans for a more modern and aesthetic front entrance. The Board approved researching the costs and whether or at what point owner approval might be required by the Governing Documents.

IX. ADJOURNMENT OF REGULAR SESSION: The Regular session adjourned at 7:59 p.m.

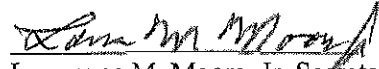
X. EXECUTIVESESSION: Executive session was called to order to discuss Legal and Personnel issues at 8:12 p.m.

XI. ADJOURNMENT OF EXECUTIVE: Executive Session was adjourned at 9:05 p.m.

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REGULAR BOARD OF DIRECTORS MEETING
Tuesday, August 20, 2013

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Approved:

A handwritten signature in cursive script, appearing to read "Lawrence M. Moore, Jr.", is written over a horizontal line.

Lawrence M. Moore, Jr. Secretary

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