

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, June 24, 2014

- I. **CALL TO ORDER:** Noting the presence of a quorum, President. Sowell called the Meeting to order at 7:02 p.m. following the Owner's Forum.

Present: President Tommy Sowell, Vice-President Debbie Kelley, Secretary John Raimondi, Treasurer Gregory Sokolowski and Director(s) Robin Heath and Regan Walford

Excused: None

Absent: None

Invited: Hawaii First Community Association Manager (C.A.M.), Keith Brunner

- II. **MINUTES:** The Minutes of the Regular Board of Directors Meeting held on Tuesday, April 29, 2014 were unanimously *approved* as submitted.

III. **TREASURER'S REPORT:**

- A. **Financial Statements:** The Financial Statements for the months of March, April and May 2014 were *unanimously accepted* subject to audit.

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

V. **COMMITTEE REPORTS:**

- A. **Personnel:** Chair Debbie Kelley gave a verbal report noting that the Committee has completed the draft Employee Manual for Board review.
- B. **Communications:** Committee Chair Robin Heath; No Report; however there was some discussion about an MVP web site.
- C. **Buildings and Grounds:** Chair Regan Walford with input from Committee member Greg Sokolowski noted that they were collecting bids using a new roofing material.
- D. **Transition Committee:** Chair Tommy Sowell noted that 4 more units had recently been foreclosed on.

VI. **UNFINISHED BUSINESS:**

- A. **Ramp Access to Selected Laundry Building(s):** The 754 area ramp is being reviewed by the architect.

- B. Written Consents: C.A.M. Brunner provided a summary of the responses received so far. None of the amendments had obtained enough votes to be approved.
- C. 154-A Chair Lift Request: With the requestor having submitted all the necessary architectural drawings and permits the application was approved unanimously.
- D. Wash House Electrics: The electric rewiring in one wash house was reported as being completed.
- E. Transient Accommodation Tax: C.A.M. Brunner reported that the owners who returned their information forms reporting transient rentals were being uploaded to the Tax Department web site by Hawaii First.
- F. Board Vacancy: Larry Moore was nominated by Dir. Heath and seconded by Dir. Walford to fill the Board vacancy until next year's elections. The Board approved the nomination by a majority vote with Sec. Raimondi and V.P. Kelley abstaining.

VII. NEW BUSINESS:

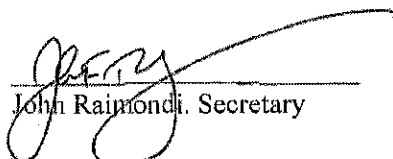
- A. Insurance Renewal Proposal: The Board unanimously ratified the accepting the previously approved proposal submitted by Insurance Associates.
- B. 2014 Annual Meeting Minutes: As provided for in the Annual Meeting rules the Board unanimously approved the 2014 annual Meeting Minutes as distributed.
- C. CTV- Digital Converter Box: The Board unanimously decided against purchasing the digital converter box for the CTV system.
- D. MVP WEB Site: The Board unanimously decide to keep the current web site.

VII. ADJOURNMENT OF REGULAR SESSION: The Regular session adjourned at 8:31p.m.

IX. EXECUTIVESESSION: Executive session was called to order to discuss Legal and Personnel issues at 7:52 p.m.

X. ADJOURNMENT OF EXECUTIVE: Executive Session was adjourned at 9:25 p.m.

Approved:



John Raimondi, Secretary
Hawaii First, Inc.

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Agent for AOAO MAKAHA VALLEY PLANTATION
Keith Brunner, Community Association Manager