

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 19, 2014

I. CALL TO ORDER: Noting the presence of a quorum, President. Sowell called the Meeting to order at 7:08 p.m. following the Owner's Forum.

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

Excused: Larry Moore

Absent: Robin Heath

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, June 24, 2014 were unanimously *approved* as submitted.

III. TREASURER'S REPORT:

A. Financial Statements: The Financial Statements for the months of June 2014 were *unanimously accepted* subject to audit.

IV. GENERAL MANAGER'S REPORT: General Manager Joseph Nunuha provided a verbal review of his written report, which is on file.

V. COMMITTEE REPORTS:

A. Personnel: Chair Debbie Kelley No Report.

B. Communications: Committee Chair Robin Heath; No Report.

C. Buildings and Grounds: Chair Regan Walford: No Report.

D. Transition Committee: Chair Tommy Sowell noted that several more units were coming up for foreclosure..

VI. UNFINISHED BUSINESS:

A. Ramp Access to Selected Laundry Building(s): The 754 area ramp is still 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. Wash House Electrics: The electric rewiring is ongoing.

VII. NEW BUSINESS:

A. 2015 Draft Reserve Study: Trs. Sokolowski reviewed the projects expected to be undertaken during 2015.

B. Ad Hoc 2015 Budget Committee: The following individuals were appointed to serve: Karen Adams; Kathy Sowell; Cheryl Johnson; Greg Sokolowski; Debbie Kelley and Tommy Sowell

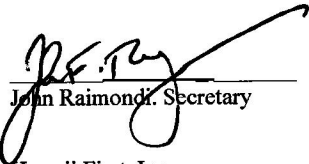
C. Roof Proposals: Still waiting for a 3rd proposal.

VII. ADJOURNMENT OF REGULAR SESSION: The Regular session adjourned at 7:50 p.m.

IX. EXECUTIVE SESSION: Executive session was called to order to discuss Legal and Personnel issues at 8:00 p.m.

X. ADJOURNMENT OF EXECUTIVE: Executive Session was adjourned at 9:15 p.m.

Approved:



John Raimondi, Secretary

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