

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, January 20, 2015**

- I. **CALL TO ORDER:** Noting the presence of a quorum, President Sowell called the Meeting to order at 7:00 p.m. following the Owner's Forum.

Present: President Tommy Sowell, Vice-President Debbie Kelley, Secretary John Raimondi, Treasurer Gregory Sokolowski (arrived 7:30 P.M.) and Director(s) Regan Walford and Larry Moore

Excused: Robin Heath

Absent: None

Invited: Hawaii First Community Association Manager (C.A.M.), Keith Brunner
General Manager Joe Nunuha
Security Chief Chris Hodges

- II. **MINUTES:** The Minutes of the Regular Board of Directors Meeting held on Tuesday, October 21, 2014 were unanimously *approved* as submitted.

III. **TREASURER'S REPORT:**

A. **Financial Statements:** The Financial Statements for the months of September, October and November 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 reported that work on a new Employee Handbook had been completed and forwarded to the attorney for review.

B. **Communications:** No Report.

C. **Buildings and Grounds:** Chair Regan Walford and Trs. Sokolowski reported that the building painting project was nearing completion, mailbox covers were being designed and that the front entrance fence would be improved to enhance curb appeal. It was also noted that the driveways are scheduled for sealcoating during 2015 and that oil drip deposits in various parking stalls would have to be cut out and patched at the stall owner's expense.

D. **Transition Committee:** Chair Tommy Sowell noted that the association now has 25 foreclosed units.

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- E. Security and Safety Committee: Chair Larry Moore reported on the Makaha Valley flood study meeting stating, "it will be a long term project."

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: After review of the current tally of each Amendment(In favor/Opposed) 25.14/6.0; 27.17/4.17; 26.17/5.16 it was noted that if the ratios held it would require at least a 75% response rate from owners and that historically this has not been achievable.
- C. Wash House Electrics: The electric re-wiring is ongoing.
- D. Roof Renovations: Trs. Sokolowski reported that the analysis of roof coatings for final bid preparation was ongoing.

VII. NEW BUSINESS:

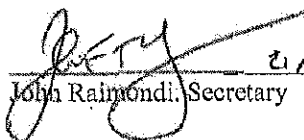
- A. 2015 Annual Meeting: 9 a.m. Registration, March 14, 2015 at the Waianae Coast Comprehensive Health Center

VII. ADJOURNMENT OF REGULAR SESSION: The Regular session adjourned at 7: 35 p.m.

IX. EXECUTIVE SESSION: Executive session was called to order to discuss Legal and Personnel issues at 7:48 p.m.

X. ADJOURNMENT OF EXECUTIVE: Executive Session was adjourned at 9:35 p.m.

Approved:


John Raimondi, Secretary

21 APR 2015

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