

APPROVED

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 30, 2015**

- I. CALL TO ORDER:** Noting the presence of a quorum, President Sowell called the Meeting to order at 7:29 p.m. following the Owner's Forum.
- Present: President Tommy Sowell, Treasurer Gregory Sokolowski, Larry Moore and Director(s) Regan Walford
- Excused: Vice-President Debbie Kelley and Secretary John Raimondi
- Absent: Director Robin Heath
- Invited: Hawaii First Community Association Manager (C.A.M.), Keith Brunner
General Manager Joe Nunuha
Security Chief Chris Hodges
Grace Pacific Roadway Solutions David Takiguchi G.M.
- II. MINUTES:** The Minutes of the Regular Board of Directors Meeting held on Tuesday, April 21, 2015 were unanimously *approved* as submitted.
- 2015 ANNUAL MEETING MINUTES:** The Minutes of the 2015 Annual Association Meeting were unanimously *approved* by the Board of Directors as provided in the Permanently adopted meeting rules.
- III. TREASURER'S REPORT:**
- A. Financial Statements: The Financial Statements for the months of March, April and May 2015 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: Mr. Sowell reported that the draft Employee Handbook had been returned by the attorney was being reviewed by the committee.
- B. Communications: No Report.
- C. Buildings and Grounds: Mr. Sokolowski reported that the roofing project would begin on 7/22/2015 and preparations for the front entrance improvements were ongoing. He also noted that the proposed roofs over the mailboxes was at the architects.

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- D. Transition Committee: Chair Tommy Sowell noted that lenders were beginning to foreclose on units the association owns but MVP still owns about 20 units.
- E. Security and Safety Committee: Mr. Moore gave a verbal report.

VI. UNFINISHED BUSINESS:

- A. Roof Renovation: Ratification of an e-mail vote selecting Pacific Industrial Coatings, L.L.C. as the contractor to perform the roof renovations and coating was unanimously approved.
- B. Driveway Sealcoating: Ratification of an e-mail vote selecting Grace Pacific Roadway Solutions as the contractor for the driveway sealcoating and parking space repairs was unanimously approved.

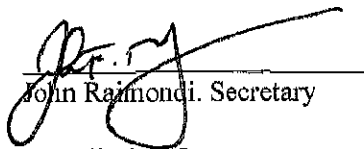
VII. NEW BUSINESS:

- A. Hawaii First and Associa Hawaii Merger Client Consent: The Board unanimously approved signing the Client Consent form changing the managing Agent to Associa Hawaii.
- B. Hawaii Energy Replacement/Rebate Program: A brochure about new programs offered by Hawaii energy was distributed.

VIII. NEXT MEETING: The next regular Board Meeting will be on August 25, 2015

VII. ADJOURNMENT OF REGULAR SESSION: The Regular session adjourned at 8: 21 p.m.

Approved:



John Raimondi, Secretary

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