

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
June 16, 2008
ON SITE -Kiana Cabana**

OWNER'S FORUM

At 6:30 p.m., Chairperson Monty Glover welcomed new owners and opened the floor for those present to address the Board. The Chair thanked everyone for their comments and closed owner's forum at 7:05 p.m.

CALL TO ORDER

The regularly, scheduled meeting of the Makaha Valley Plantation Board of Directors was called to order at 7:06 p.m. by the Chair, President Monty Glover.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Directors Monty Glover Robin Heath Jim Sherman
 Shannon Palacio Greg Sokolowski Marjorie Collier

Members Excused/Absent: Director Frank Mead

By Invitation: Otis King, General Manager (GM)
 Tiso Maanaina, AOA Security Supervisor (SO)
 Ralph Ahles, Management Executive, Hawaiiana Management Co.

APPROVAL OF AGENDA

Treasurer Sokolowski moved to approve the meeting agenda as presented. The motion passed with unanimous consent.

APPROVAL OF MINUTES

The minutes of the regular Board of Directors meeting of April 21, 2008 were approved as circulated.

REPORTS

- A. Security – Security Supervisor Tiso Maanaina submitted a security report covering the period from April 16, 2008 through May 31, 2008. It was noted that there was an increase in complaints due to noise along with overnight and visitor pass as.
- B. Treasurer – Director Sokolowski reviewed the April & May, 2008 financial statements which were accepted subject to audit. Treasurer Sokolowski informed the board that the 3.6 million improvement loan has been paid off in full and presented the board with a copy of the mortgage loan documents.

The meeting of the board was recessed at 7:15 p.m. and President Glover accompanied by Site Manager King went over to the BBQ pit and burned the copy of the loan documents. At 7:17 p.m. the board meeting was reconvened.

C. General Manager's Report – The GM report had been distributed to the Board prior to the meeting. The following items were discussed:

- (1) Exit Arm Replacement – the exit arm was broken on two separate occasions. A replacement arm has been ordered. Management will bill the companies responsible for the replacement cost.
- (2) Flood Lights along back entry road – several pole lights are broken. Temporary lights attached under the lanais of nearby buildings are not sufficient to light the area. Management is to check out the lighting and make corrections.

D. COMMITTEES

1. Security – No Report.
2. Documents – Committee Chair Collier reported that the proposed amendment to adopt 514B was approved and passed by a majority of the homeowners and congratulated the on-site office staff for their efforts in contacting owners by phone to get the approval passed in the allotted time. Management was instructed to take the office staff to lunch in appreciation for a fine job.
3. Personnel – Committee Co-chair Sherman reported that the committee came up with a pay scale for management to follow. The report was sent via email to all board members for their review and approval.
4. Budget/Financial – Committee Chair Sokolowski reported that he will be starting the 2009 budget preparations.
5. Communications – Committee Chair Glover stated that a new chairperson will need to be appointed to handle the website since he was leaving the board.
6. Grounds – Committee Chair Lika Jordan was not present. No Report.

UNFINISHED BUSINESS

A. Structural Report/Water Intrusion Issues – Site Manager Otis King reported that building 54/55 stacks are 3 stack buildings that could be used as the first buildings to have contractors bid on doing the exterior repairs. The Board instructed management to come up with one other 3 stack building in a different area for bidding and since building 2 is only a two story building another 3 stack building needed to be selected. Jim Miller Construction and Pacific Commercial Werx were selected to bid on the work.

B. 514B Adoption Consent – Already discussed under committee reports.

- C. Putting Green To Fitness Equipment – Site Manager Otis King circulated a proposal from Ny Lawn for the installation of a backyard golf putting green. Due to cost the matter was deferred and management requested to look into the feasibility of a put-put mini-golf course for the area.

NEW BUSINESS

- A. Multi-peril Insurance Package Renewal – Insurance renewal quotes were circulated to the board prior to the meeting from Insurance Associates which indicated a reduction of \$354,739 in premiums from the current policies. On **motion** of Treasurer Sokolowski the Board **unanimously accepted** the renewal quotes as presented by Insurance Associates for the coming policy period from June 18, 2007 to June 18, 2008 at a total premium amount of \$478,795.
- B. 149/150 Stairwell Repairs – Jim Miller Construction submitted a bid to repair the 149/150 stairwell at a cost of \$7,350; Pacific Commercial Werx submitted a bid at \$9,407. On **motion** of Treasurer Sokolowski the Board **unanimously accepted** the bid from Jim Miller Construction to repair the 149/150 stairwell.
- C. 33-A Lanai Repairs – Jim Miller Construction submitted a bid to repair the 33-A lanai at a cost of \$5,250; Pacific Commercial Werx submitted a bid at \$3,786. On **motion** of Treasurer Sokolowski the Board **unanimously accepted** the bid from Pacific Commercial Werx to repair the 33-A Lanai.
- D. Director Resignations – Director Shannon Palacio announced his resignation from the board due to his moving to a new job on the Island of Hawaii and would not be available to attend board meetings. Director Monty Glover announced his resignation as President of the Board and as a director due to having sold his unit and would no longer be an owner after the sale is recorded.
- E. Director Appointments – A **motion** was made by Director Sherman to appoint owners Les Eldrige of 122-C and Keith Marina of 79-C to fill the vacancies created by the resignations of Directors Palacio and Glover. **In favor:** Directors Collier, Sherman, Heath and Sokolowski; **Against:** None; **Abstaining:** Directors Palacio and Glover. **The motion carried.** Director Sherman stated that he would contact both owners Eldrige and Marina to inform them of their appointment to the board.
- F. Election of Officers – Due to the resignation of Monty Glover as president of the board, the follow motions were made:
- On **motion** of Director Heath, the Board **unanimously approved** the election of Director Collier to serve as president of the Board of Directors effective immediately.

On **motion** of Director Sherman, the Board **unanimously approved** the election of Director Heath to serve as Vice President of the Board of Directors effective immediately.

On **motion** of Director Heath, the Board **unanimously approved** the election of Director Sherman to serve as Secretary of the Board of Directors effective immediately.

EXECUTIVE SESSION

The Board entered Executive Session at 8:05 p.m. and re-entered regular session at 8:35 p.m. The Board unanimously agreed to announce the actions taken in Executive Session as follows:

On **motion** of Director Sokolowski, the Board **unanimously approved** to send a 30-day notice of cancelation to Securitas and to hire additional security personnel to bring the security of Makaha Valley Plantation completely in-house.

On **motion** of Director Sherman, the Board **unanimously approved** to adopt the proposed pay scale as recommended by the Personnel Committee with a periodic review of employee evaluations and pay scale by the committee.

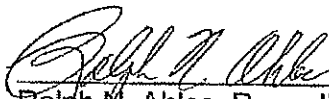
NEXT MEETING

The next regularly scheduled Board of Directors meeting will be held Monday, August 18, 2008 at 6:30 p.m. on site at the Kiana Cabana.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 8: 40 p.m.

Submitted by:



Ralph N. Ahles, Recording Secretary
Hawaiiana Management Company,