

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
June 27, 2007, 6:30 p.m.
ON SITE -Kiana Cabana**

OWNER'S FORUM

At 6:32 p.m., the Chair 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: 00 p.m.

CALL TO ORDER

The regularly, scheduled meeting of the Makaha Valley Plantation Board of Directors was called to order at 7:00 p.m. by the Chair, President Monty Glover.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Monty Glover Robin Heath Jim Sherman Jean Connolly
Marjorie Collier

Members Excused/Absent: Greg Sokolowski

By Invitation: Tiso Maanaima, AOA Security Supervisor
Otis King, General Manager (GM) – Excused from Meeting
Gene Rosa, Maintenance Staff
Shirley Landford, Administrative Assistant
Sheryl Brown, Assistant General Manager
Ralph Ahles, Senior Management Executive, Hawaiiana Management Co., Ltd. (SME)

APPROVAL OF AGENDA

Director Sherman moved to approve the meeting agenda as presented. The motion passed with unanimous consent.

RESIGNATION OF DIRECTOR

The Chair announced the resignation of Director Frank Mead from the Board of Directors and requested that owners desiring to serve on the Board to submit a letter stating their qualifications and reasons desiring to serve on the Board to the Assistant GM at the MVP office.

APPROVAL OF MINUTES

The minutes of the regular Board of Directors meeting of April 27, 2007 were approved as presented.

REPORTS

A. Security - The security report was distributed and reviewed by the Board.

B. Treasurer – The Chair reviewed the financial statement for May 2007.

- C. Assistant GM Report – The Assistant GM report had previously been distributed to the Board. The Chair requested a topographical map noting sidewalk repairs completed, in progress and future planned repairs

D. Committees

1. Security – There was no report.
2. Documents – The Chair announced the proposed Declaration amendment to allow the Board to acquire reasonable limits of supplemental insurance coverage may fail due to lack of owner response to vote and return the written consent ballot.
3. Personnel - Defer to Exec Session
4. Budget/Financial – There was no report. Draft budget due in July 2007.
5. Communications – Committee Chair Glover reported the web site was recently updated and measures taken to block spam and pornographic postings. The Chair informed the Board that he must now authorize all new owner account setups on the website. The Chair reported that Channel 2 is now operational on digital signal cable.
6. Grounds – There was no report. The Assistant GM informed the board there were two owners interested in serving on the committee.
7. Community Events Committee – There was no report.
8. Ad Hoc Committee for Association Management Contract – There was no report or recommendations. The management contract proposals had just been received and distributed to the committee.

UNFINISHED BUSINESS

- A. Structural Investigation Report – The Chair reported the Board had been briefed by Smith Hawaii on the results of the structural investigation and that review of those findings by a second qualified professional was being explored. Deferred.
- B. Oceanview Estates Request for Use of MVP Wash House & Easement Negotiations – Based on a legal opinion from association Attorney John Morris, the Board unanimously denied use of the association laundry facilities by the residents of Oceanview Estates, unanimously agreed to not enter into a maintenance/repair agreement for a drainage ditch that services the property above Makaha Valley Plantation and Oceanview Estates and authorized the association attorney to negotiate documents to grant utility easements for both entities.
- C. Oceanic Cable Contract Renewal – The Board directed the Assistant GM to obtain a draft contract to renew services that included individual owner pricing for service upgrades, digital

signal, better premium channel package pricing and a cost reduction for the existing monthly service fees.

- D. Main Sewer Line Cleanouts – Deferred for additional bids.
- E. Hurricane Clips – Deferred pending the results of the property assessment by consultant Gerald Peters.
- F. Replacement of Wooden Louvers – Deferred to Jim Sherman for further research.

NEW BUSINESS

A. Owner Correspondence –

- (1) Requests for Accomodation to Charge Scooter - The Board authorized Director Collier to invite Ben Gorospe, an ADA consultant, to inspect the property and make recommendations for a reasonable accommodation to charging the scooter for the requesting owner. The Board unanimously agreed that a letter would be required from the requesting owner's physician stating the medical necessity for the scooter. Director Sherman moved to allow the owner to construct a ramp for the scooter, subject to the owner obtaining and providing the MVP office a copy of the appropriate building permits prior to commencement of any work, with all work to be done by a licensed contractor. The motion passed with unanimous consent.

B. Commercial Grade Telephone System for Office – Deferred pending bids.

- C. Hand Held Radio Battery Chargers - The Assistant GM requested approval to proceed with the purchase of six charging units for hand held radios as all means had been exhausted to get the existing charging units operational. The Board unanimously approved the bid from Starcomm Wireless in the amount of \$363.66 for six battery chargers.

D. Coconut Tree Trimming – The Board unanimously approved the bid from A Plus Tree Service in the amount of \$3900 to trim all coconut trees on the property.

- E. Document Shredder – The Assistant GM reported the large volume of sensitive materials resulting from mail deposited into the waste can at the mailbox areas that required shredding had prematurely created the need to purchase a new document shredder; a commercial grade shredder was requested to accommodate the workload. The Board unanimously agreed to immediately stop the practice of shredding owner discarded mail and authorized purchase of a "home use" shredder only at a cost not to exceed \$200.00.

EXECUTIVE SESSION

There was no Executive Session.

DATE, TIME & PLACE OF NEXT MEETING

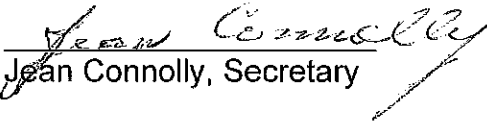
The next regularly scheduled Board of Directors meeting will be held on site, Wednesday, July 25, 2007 at 6:30 p.m. at the Kiana pool cabana.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 8: 35 p.m.

Submitted by:

Sheryl Brown, Assistant General Manager,
AOAO MAKAHA VALLEY PLANTATION
Recording Secretary


Jean Connolly, Secretary