

## 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 31, 2012

- I. **CALL TO ORDER**: Noting the presence of a quorum, President Collier called the Meeting to order following the owner's Forum at 6:51 p.m.

Present: President Marjorie Collier, Vice President Tommy Sowell, Secretary Lawrence Moore, Treasurer Gregory Sokolowski and Director Robin Heath

Excused: Director(s) James Sherman and Lorraine Telford

Invited: General Manager Joseph Nunuha and Hawaii First, Community Association Manager, Keith Brunner

- II. **MINUTES**: The Minutes of the Regular Board of Directors Meeting held on Tuesday, October 25, 2011 were unanimously *approved* as submitted.

III. **TREASURER'S REPORT**:

A. **Financial Statements**: The Financial Statements for the months ending September 30, 2011, October 31, 2011, November 30, 2011 and December 31, 2011 were unanimously *accepted* subject to audit.

B. **Delinquencies**: Deferred to Executive Session.

- IV. **GENERAL MANAGER'S REPORT**: General Manager Nunuha provided his written report, which is on file, and there was general discussion.

- V. **ASSOCIATION MANAGER'S REPORT**: Covered else where in these Minutes.

VI. **COMMITTEE REPORTS**:

A. **Security**: Chair Moore gave a verbal report and provided a written event summary as part of the records.

B. **Personnel**: No report.

C. **Communications**: Chair Heath gave a verbal report.

D. **Buildings and Grounds**: Trs. Sokolowski reported that the building painting was ahead of schedule largely due to good weather and good coordination with the MVP maintenance crew.

- E. Green Committee: Chair, Sokolowski updated everyone on Photo-Voltaic System Contract status.
- F. Transition Committee: Chair Sowell provided a verbal report.

**VII. UNFINISHED BUSINESS:**

- A. Update on Photo Voltaic System Loan: Trs. Sokolowski informed everyone that Central Pacific Bank had provided a Letter of Intent for the PV Loan application. This is the first step in the loan process.
- B. Culvert Easement: The GM reported that H.I.T. a previously unknown entity had constructed the drainage culverts.
- C. House Rules Update: The Overnight Guest Vehicle Parking Addendum was approved as amended to limit Overnight Guest Vehicles on the Property a maximum of 10 days within a 30 day period. Addendum to be mailed out with the Annual Meeting Notice.

**VIII. NEW BUSINESS:**

- A. Annual Meeting: The date was confirmed for Saturday March 17, 2012.
- B. Distribution of MyP Restatement of Declaration and By-Laws: The Board asked the CAM to arrange to distribute as many copies as possible at the Annual Meeting after cross checking with the proxies received. For additional distribution and to contain mailing costs the CAM was asked to look into having a compact disc made for distribution.
- C. Accounts Written Off: Two old accounts (33631 & 33008) were approved to be written off since it has been determined that the records received from the prior management company did not include the necessary information to proceed with seeking a judgment.

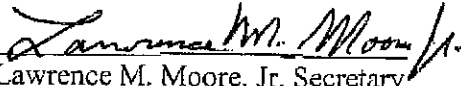
**IX. ADJOURNMENT OF REGULAR SESSION:** The Regular session adjourned at 7:31 p.m. Board of Directors went into Executive Session at 7:31 p.m.

**X. EXECUTIVE SESSION:** Executive session was called to order to discuss Legal and Personnel issues at 7:45 p.m.

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XI. ADJOURNMENT OF EXECUTIVE AND REGULAR SESSIONS: There being no further business to discuss and hearing no objections, President Collier adjourned the meeting at 8: 17 p.m.

Approved:

  
Lawrence M. Moore, Jr. Secretary

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