

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, October 21 2014

- I. **CALL TO ORDER**: Noting the presence of a quorum, President. Sowell called the Meeting to order at 7:05 p.m. following the Owner's Forum.

Present: President Tommy Sowell, Vice-President Debbie Kelley, Treasurer Gregory Sokolowski and Director(s) Regan Walford, Larry Moore and Robin Heath

Excused: Secretary John Raimondi

Absent: None

Invited: Hawaii First Community Association Manager (C.A.M.), Keith Brunner

- II. **MINUTES**: The Minutes of the Regular Board of Directors Meeting held on Tuesday, August 19, 2014 were unanimously *approved* as corrected.

III. **TREASURER'S REPORT**:

A. **Financial Statements**: The Financial Statements for the months of July and August 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 was ongoing..

B. **Communications**: Committee Chair Robin Heath reported that he would get started updating the MVP web site.

C. **Buildings and Grounds**: Chair Regan Walford: Trs. Sokolowski reported that the building painting project would resume shortly and should finish around the end of 2014.

D. **Transition Committee**: Chair Tommy Sowell noted that unit 15A and 116B had been acquired by the Association.

E. **Security and Safety Committee**: Chair Larry Moore reported on the flood study being conducted in Makaha Valley for the Board of Water Supply.

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: Trs. Sokolowski made a motion to vote all Association owned units in approving the proposed Amendments. The motion was seconded by V.P. Kelley and *approved* unanimously.
- C. Wash House Electrics: The electric re-wiring is ongoing.
- D. 2015 Budget: Trs. Sokolowski motioned to approve the 2015 draft Budget as presented. The budget calls for a \$50,000 monthly Reserve Contribution and transfer to Reserves and \$250,156 in monthly Maintenance fees effective January 1, 2015. The motion was seconded by V.P. Kelley and *approved* unanimously.
- E. Roof Renovations: Deferred.

VII. NEW BUSINESS:


- A. Trick-Or –Treat Event: V.P Kelley announced the trick-or-treat would be held again this year near the ala Mahiku mailboxes.

VII. ADJOURNMENT OF REGULAR SESSION: The Regular session adjourned at 7:57 p.m.

IX. EXECUTIVE SESSION: Executive session was called to order to discuss Legal and Personnel issues at 8:10 p.m.

X. ADJOURNMENT OF EXECUTIVE: Executive Session was adjourned at 10:00 p.m.

Approved:



John Raimondi, Secretary

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