

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
February 28, 2007
ON SITE -Kiana Cabana**

OWNER'S FORUM

At 6:35 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 7:28 p.m.

CALL TO ORDER

The regularly, scheduled meeting of the Makaha Valley Plantation Board of Directors was called to order at 7:30 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
 Frank Mead Greg Sokolowski Marjorie Collier

Members Excused/Absent: None

By Invitation: Tiso Maanaina, AOA Security Supervisor
 Otis King, General Manager (GM) – Excused from Meeting
 Shirley Landford, Administrative Assistant
 Sheryl Brown, CMCA®, Senior Management Executive, Hawaiiana Management Co., Ltd. (SME)

APPROVAL OF AGENDA

Director 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 January 24, 2007 were approved as revised under "New Business," "Item D," "Resolution to Discontinue Copying and Keeping Records of Resident Information Containing Personal Identification Information",to reflect the resolution was adopted by unanimous consent.

REPORTS

- A. Security - The Board had previously requested categorization of noise complaints and instructed Security Supervisor Maanaina to implement that procedure for the next monthly report. The Board also instructed the GM require office staff to log all resident complaints on the communications log in the unit owner file and on the House Rule History Detail and record all actions taken in response to each complaint. The Board instructed the GM to create a graph to record and track all citations that relate to disturbance of the peace, noting day of the week, time of day, type of disturbance and unit numbers of those persons cited.
- B. Treasurer – Director Sokolowski reviewed the February 2007 financial statement which was accepted subject to audit.

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

- (1) Professional Testing of Pool Water - The Board directed the GM to implement routine weekly professional testing of the pool water chemical balance for each pool and maintain a log of those readings to include information of the vendor performing each test.
- (2) Jacuzzi Temperature Chart -The Board instructed the GM to require the staff to immediately initiate and maintain a temperature chart for the jacuzzie in each pool area. information chemical balance Start checks of pool chemical levels professionally; keep temp chart for hot tub. Costco has plants at good pricing; cost compare before next purchase.

D. Committees

1. Security – Committee Chair Mead stated from his review, security is doing a pretty good job. Committee Chair Mead requested an ad be aired on Channel 2 seeking volunteers to serve on this committee.
2. Community Events Committee – The Chair appointed Director Frank Mead to chair a community events committee who volunteered his services.
3. Documents – Deferred pending a revised draft of the documents and pending any actions that may be taken at the annual meeting, should there be enough owners present to allow amendment of the association documents. The Board instructed SME Brown to have attorney John Morris identify the party responsible to maintain owner unit and limited common element components, if those items are not clearly stated within the association documents. The Board instructed the GM and SME Brown to send a second mailing of the notice and proxy for the annual mailing, with the proxy printed on colored paper.
4. Personnel - There was no report from committee Co-Chairs Jim Sherman and Robin Heath. had no report. Approval of the recently revised association employee handbook was deferred pending review by the committee.
5. Budget/Financial – There was no report. Draft budget due in July 2007.
6. Communications – Committee Chair Glover reported the web site has been working intermittently; to correct the problem, a new server will be installed after the annual meeting. The board discussed connection of an MP3 Ipod to play continuous background music for Channel 2.
7. Grounds – Committee Chair Mead requested an ad be aired on Channel 2 soliciting volunteers to serve on the committee. Committee Chair Mead commented that some areas of the grounds are not getting enough water while other areas are being over watered. Committee Chair Mead requested the staff check the frequency of watering for all areas and make the necessary adjustments.

UNFINISHED BUSINESS

- A. Structural Investigation Report – The GM reported Smith Hawaii still awaited data from the structural engineer to finalize their report. Deferred.
- B. Proposed Easement for HIDC Oceanview Estates Previously M&M Investments – Director Collier confirmed the property owner was in compliance with rodent control, in response to an owner complaint of rodent activity in that area. Director Mead suggested the Board consider further negotiations with HIDC/Oceanview Estates request to acquire a portion of association property at the #665 wash house area to accommodate eight (8) additional parking stalls for their property. The Chair appointed Director Mead to chair an ad hoc committee for this purpose.
- C. Ratify Board Action Approving Allowance for Replacement Trees for Removal of Coconut Palms Director Mead moved to ratify the Board's decision via email to approve an allowance up to \$3600 to replace the coconut palms in close proximity to the parking areas. The motion passed with unanimous consent.
- D. Board Member Training – The proposed area board member training on insurance coverage was deferred to April 2007.

NEW BUSINESS

- A. Owner Correspondence – Director Sokolowski moved to approve an owner's request to keep third dog, a litter pup whelped just prior to the pet owner's move into a unit at the association, for a six month period, to allow the purchaser of the puppy to complete construction of his home to accommodate the new pet. Directors Sokolowski & Collier voted "aye". The motion failed by majority "nay" vote of Directors Glover, Heath, Mead, Connolly and Sherman .
- B. Main Sewer Lines – The Board instructed the FM to obtain bids for main vertical and lateral plumbing lines.
- C. Declaration Amendment to Reduce Secondary Insurance Coverage Requirements - The Chair announced that Director Heath would be heading a telethon to solicit written consent votes for the bylaw amendment on Saturday, February 10th, beginning at 9:00 a.m.
- D. Oceanic Contract – The Chair stated the cable service contract would be reviewed and renegotiated prior to the term in May 2007. Owner Terry Badger volunteered to go to attend a committee meeting for that purpose.
- E. Increase for Petty Cash Fund – Director Sokolowski moved to increase the current petty cash fund from \$1,000 to \$2,000. The motion passed with unanimous consent.

Executive Session

The Board entered Executive Session at 8:35 p.m. and re-entered regular session at 7:55 p.m. The Board unanimously agreed to announce the actions taken in Executive Session as follows:

- (1) Reduction of Fines Appeal #1 – The Board unanimously agreed to reduce fines and implement actions for the identified unit as follows:
 - (a) Reduce fine for violation of HR D3 \$50 to \$25.
 - (b) Reduce fine for violation of HR F6 (noise) from \$100 to \$25.
 - (c) Request eviction of lessee by unit owner.
 - (d) Provide house rule history report to owner.
- (2) Reduction of Fines Appeal #2 – The Board unanimously agreed to waive all remaining fines and late fees applied for non-payment of the fines, totaling \$150.00, due to the amount of fines previously paid.
- (3) Reduction of Fines Appeal #3 - The Board unanimously agreed to waive the \$200 fine for the second offense that occurred a few minutes following the first offense on the same date.
- (4) Owner Request for Association Payment of Insurance Claim Deductible – The Board unanimously agreed to pay the unit owner \$500, one half of the owner's insurance deductible that increased from \$500 to \$1000 due to a previous claim for losses paid for damages resulting from an association common element plumbing problem.

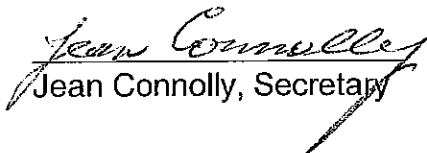
The next regularly scheduled Board of Directors meeting will be held on site, Wednesday, March 6:30 p.m. at the Kiana pool cabana.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 8: 55 p.m.

Submitted by:

Hawaiiana Management Company,
Agent for Makaha Valley Plantation
Sheryl Brown, CMCA®, Senior Management Executive,
Recording Secretary


Jean Connolly, Secretary