

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, April 19, 2011

- I. **CALL TO ORDER:** Noting the presence of a quorum, President Collier called the Meeting to order at 7:26 p.m.

Present: President Marjorie Collier, Vice President Tommy Sowell, Secretary Lawrence Moore, Treasurer Gregory Sokolowski, and Director(s) Lorraine Telford and Robin Heath

Excused: Director James Sherman

Invited: General Manager Joseph Nunuha and Hawaii First (Managing Agent) Association Manager, Keith Brunner

- II. **MINUTES:** The Minutes of the Regular Board of Directors Meeting held on Tuesday, January 18, 2011 were approved as amended by unanimous consent.

III. **TREASURER'S REPORT:**

A. **Financial Statements:** The Financial Statements for the months of January 31, 2011 and February 28, 2011 were accepted as submitted by unanimous consent, 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:** Mr. Brunner reported that the Makaha Valley Plantation web site should be available to owners in the next few weeks.

VI. **COMMITTEE REPORTS:**

A. **Security:** Chair Moore gave a verbal report and noted that the shift personnel would be rotated in order to give better training and provide new eyes at different times. Dir. Telford volunteered to serve on the Security Committee.

B. **Personnel:** No report.

C. **Communications:** No report.

- D. Buildings and Grounds: Due to noise complaints between units, the Association manager was asked to provide guidance on noise insulation standards used by other associations.
- E. Green Committee: Chair Sokolowski and Robin Heath reported on test installations of L.E.D. lighting and the status of the photovoltaic project.
- F. Transition Committee: After discussion about how the association needed to manage and rent the foreclosed units better. V.P. Sowell was confirmed as Chair for this committee.

VII. UNFINISHED BUSINESS:

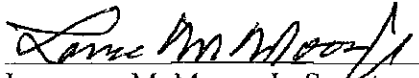
- A. Ocean View Estates Sub-Meter: Association Manger asked to follow up on this item by checking electric bills and mailing a letter to the other association's management company.
- B. Declaration and By-Laws Restatements: The Board was asked to provide the Association Manager with any changes for the attorney to review by May 1st, 2011.
- C. Update on Written Consent to Require Owner Unit Insurance: It was approved that the onsite office attempt to contact via e-mail and telephone those owners who have not yet voted.
- D. Painting Contract Review: Trs. Sokolowski reported that he had contacted Consolidated Painting and was waiting to hear if they would be able to honor the pricing provided in their proposal dated September 3, 2010.
- E. Rain and Runoff Problems: The Association manager was asked to check if insurance would cover damage/repairs related to the earth subsiding near building 145.
- F. Association Rentals: See Transition Committee above.

VIII. NEW BUSINESS:

- A. Unit Repairs: NA
- B. Doggy Park: After vigorous discussion, Dir. Telford motioned to end further discussion and consideration regarding a common area doggy park(s). The motion was seconded by V.P. Sowell and approved unanimously.

- IX. **EXECUTIVE SESSION:** The Board of Directors went into Executive Session at 8:31 p.m. to discuss Personnel and Legal matters and adjourned from Executive Session at 9:05 p.m.
- X. **NEXT MEETING:** The next Regular Meeting of the Board of Directors will be **AT THE CALL OF THE PRESIDENT**, TBD, On-Site (Kiana Cabana), 84-786 Ala Mahiku Drive, Waianae, HI at 6:30 p.m.
- XI. **ADJOURNMENT OF EXECUTIVE AND REGULAR SESSIONS:** There being no further business to discuss and hearing no objections, President Collier adjourned the meeting at 9:05 p.m.

Submitted:


Lawrence M. Moore, Jr. Secretary

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