

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
April 21, 2008
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 7:17 p.m.

CALL TO ORDER

The regularly, scheduled meeting of the Makaha Valley Plantation Board of Directors was called to order at 7:17 p.m. by the Chair, President Monty Glover.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Monty Glover Robin Heath Jim Sherman Frank Mead
 Shannon Palacio Greg Sokolowski Marjorie Collier

Members Excused/Absent: None.

By Invitation: Otis King, General Manager (GM)
 Tiso Maanaina, AOA Security Supervisor (SO)
 Ralph Ahles, Management Executive, Hawaiiana Mgmt. (ME)
 Mike Smith, Smith Hawaii

APPROVAL OF AGENDA

Treasurer Solokowski moved to approve the meeting agenda as presented. The motion passed with unanimous consent.

APPROVAL OF MINUTES

Upon review by the Board, President Glover announced the minutes of the regular Board of Directors meeting of January 21, 2008 approved as submitted.

Upon review by the Board, President Glover announced the minutes of the Annual Association meeting of March 8, 2008 approved as submitted.

REPORTS

- A. Security – SO Maanaina submitted a status report on security matters since the last board meeting. It was the consensus of the Board to have the security report sent to them prior to the meeting so as to have time to review it. The Board also recommended the report to cover to the end of the previous month and sent out in the first week of the following month.
- B. Treasurer – Director Sokolowski reviewed the January, February & March 2008 financial statements which were accepted subject to audit. The Board instructed ME Ahles to provide the paperwork on the construction loan closeout by the next meeting.
- C. General Manager's Report – The GM report had been distributed to the Board prior to the meeting. The following items were discussed:
- (1) Increase in complaints about the landscape looking shabby around some of the buildings.
 - (2) Stairways need to be cleaned and checked more often.

D. COMMITTEES

1. Security – Committee Chair Mead – No report.
2. Documents – Committee Chair Collier – No report
3. Personnel - Committee Chair Heath – Deferred to Executive Session
4. Budget/Financial – Committee Chair Sokolowski – No report
5. Communications – Committee Chair Glover – No report
6. Grounds – Committee Chair Jordan – No report

UNFINISHED BUSINESS

- A. Structural Report/Water Intrusion Issues – Deferred to Executive Session
- B. 514B Adoption Consent – ME Ahles reported that as of April 21, 2008 43% of the membership were in favor of the adoption of 514B in its entirety. May 21, 2008 marks the 6-month deadline since the written consent forms were sent to the membership.
- C. Putting Green To Fitness Equipment – Management was instructed to have C.J. Peterson come out and check the putting green.

NEW BUSINESS

- A. 87-B Fire Damage Repair Bids – Management presented several contractor bids on the cleanup and restoration on 87-B due to a fire. On motion of Treasurer Solokowski with a second by Director Collier the Board **unanimously approved** the selection of Pacific Commercial to do the restoration work at a cost of \$75,500 as estimated by the insurance adjustor less the \$5,000 deductible.
- B. 33-A Lanai Repair Bid – Deferred pending reception of a bid from contractor Jim Miller.
- C. Purchase of 2nd Skag Lawnmower – On motion of Treasurer Solokowski with a second by Director Collier, the Board unanimously ratified the purchase of a 2nd skag lawnmower for grass cutting.
- D. 131-A Washer/Dryer Installation – On motion of Treasurer Solokowski the Board unanimously approved to permit the owner of 131-A to install a washer/dryer within his unit in accordance with specifications as approved with prior installations.

EXECUTIVE SESSION

At 7:50 p.m President Glover announced that the Board would go into Executive Session to discuss potential legal issues and personnel issues.

At 9:35 p.m. President Glover announced that the meeting was back in Regular Session. The Board unanimously agreed to announce the actions taken in Executive Session as follows:

(1) Structural Report/Water Intrusion Issues – Mike Smith of Smith Hawaii presented the Board with a preliminary draft on building repairs to correct water intrusion into a number of units. The Board agreed to select up to 20 stacks of units for repair that are experiencing water intrusion. Mr. Smith was instructed to complete the specifications on correcting the water intrusion problems.

(2) Security Personnel Change – On motion of Director Mead, the Board **unanimously approved** to change the security staff to association employees and terminate the outside security service. The Board members are to be notified via email when sufficient staffing has been secured and trained to take over the shifts currently covered by outside security.

(3) Security Supervisor Pay Increase – On motion of Director Sherman, the Board ratified the approval of a pay increase for the security supervisor.

(4) 131-B Nuisance Complaint – Neighbors reported water leaks, cig butts and food droppings on neighbor lanais from 131-B. Management was instructed to contact the owner to follow up with eviction proceedings.

(5) Review of Fines Assessed:

- a) 130-C Appeal of a \$50 fine for children playing under building was denied.
- b) 38-A Appeal of a \$100 fine for abandoned personal property of owner's renter by dumpster was reduced to a \$50 fine.
- c) 15-B Appeal of a \$100 fine for dog off leash and threatening a board member was reduced to zero pending no further occurrence of the violation in the future.

The next regularly scheduled Board of Directors meeting will be held Monday, June 9, 2008, 6:30 p.m. on site at the Kiana Cabana.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 10:15 p.m.

Submitted by:

Hawaiiana Management Company,
Agent for Makaha Valley Plantation
Ralph Ahles, Management Executive,
Recording Secretary


Marjorie Collier, Secretary