

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
August 18, 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 7:12 p.m.

CALL TO ORDER

The regularly, scheduled meeting of the Makaha Valley Plantation Board of Directors was called to order at 7:13 p.m. by the Chair, President Marjorie Collier.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Marjorie Collier, Robin Heath, Greg Sokolowski, Frank Mead and Keith Marini.

Members Excused/Absent: Lester Eldridge and Jim Sherman

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

EXECUTIVE SESSION

The Board entered Executive Session at 7:12 p.m. to discuss a legal issue with the owner of 128-B and re-entered regular session again at 8:09 p.m.

APPROVAL OF MINUTES

The minutes of the regular Board of Directors meeting of June 16, 2008 were approved with corrections.

REPORTS

- A. Security – Security Supervisor Tiso Maanaina submitted to the Board a summary comparison report on security incidents.
- B. Treasurer – Director Sokolowski reviewed moved to accept the June and July 2008 financial statements subject to audit.
- C. General Manager's Report – The GM report for the period covering June 14th thru August 6th was distributed to the Board prior to the meeting. The following items were discussed in further detail:
 - (1) Flood lights along back roadway have been repositioned with repairs needed on one more light fixture.
 - (2) Stairway repairs to #33A and #149 were completed by separate contractors.
 - (3) Stairways and decks in area 757 are currently being repainted by in-house staff with the paint being purchased from ICI Paints.

- (4) The repainting of the site office interior will be done by in-house staff.

D. COMMITTEES

1. Security – President Collier requested that Director Marini head the Security Committee and Director Marini accepted.
2. Documents – Committee Chair Collier reported that 514B has been adopted and executed.
3. Personnel – President Collier announced that Directors Sherman and Eldridge will co-chair the personnel committee.
4. Budget/Financial – Committee Chair Sokolowski along with Management will prepare a draft budget for board review and approval at the next meeting.
5. Communications – Committee Chair Heath will take up the task of providing more communication between residents, administration and the Board of Directors. Since board meetings are held every other month, the members of the Board agreed to hold an Owner's Forum during the month in between board meetings. Vice President Heath agreed to chair the Owner's Forum in September (actual date to be determined).
6. Building & Grounds – President Collier announced that the Building and Landscape committees will be combined into one committee called Building & Grounds with Director Marini acting as chairperson.

UNFINISHED BUSINESS

- A. Water Intrusion Repairs – ME Ahles reported that Management met with two contractors on site to view two of the building stacks that were in need of repairs due exterior water leaks and provide proposals to do the repairs. Since a large portion of the repairs involve the sliding door panels, a motion was made by Treasurer Sokolowski to have association legal counsel review the governing documents to determine what parts of the sliding door panels are the responsibility of the Association and what parts are the Individual unit owner's responsibility. The motion carried.
- B. 167A – Modifications Approval – The matter was deferred until the owner provided the appropriate medical certification and building permit.

NEW BUSINESS

- A. 2009 Budget Preparations – PM Ahles requested the Board provide a list of any capital improvements it wishes to include in the 2009 proposed budget.
- B. Appeals
 - 7C – House Rule Violation Fine – Deferred.

56A – Towing Fee – A **motion** was made by Treasurer Sokolowski not to remove the \$100 in towing charges, but to waive any late charges incurred following the towing. The motion carried unanimously.

128B – House Rule Violation Fine – A **motion** was made by Treasurer Sokolowski to hold the \$1,000 fine in abeyance, but pay the three \$25 fines. However, if there are any future House Rule violations by the tenants, the \$1,000 fine will be due and payable. The motion carried unanimously.

164C– House Rule Violation Fine – Management was instructed to send a letter to the managing agent correcting the reason for the fines.

C. **Termite Sentricon-Renewal** – The decision to renew was deferred to the next board meeting to research the feasibility of establishing an in-house inspection plan for the pilings under all buildings.

EXECUTIVE SESSION

The Board entered Executive Session at 9:30 p.m. to address personnel issues and re-entered regular session at 10:00 p.m.

NEXT MEETING

The next regularly scheduled Board of Directors meeting will be held Monday, October 20, 2008, 6:30 p.m. on site at the Kiana Cabana.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 10:00 p.m.

Submitted by:



Ralph Ahles, Management Executive

Recording Secretary
Hawaiiana Management Company,
Agent for Makaha Valley Plantation