

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, August 23, 2011**

- I. **CALL TO ORDER:** Noting the presence of a quorum, President Collier called the Meeting to order at 6:54 p.m.
- Present: President Marjorie Collier, Vice President Tommy Sowell, and Director(s) Lorraine Telford and Robin Heath
- Excused: Secretary Lawrence Moore, Treasurer Gregory Sokolowski and 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, June 28, 2011 were approved as submitted by unanimous consent.
- III. **TREASURER'S REPORT:**
- A. **Financial Statements:** The Financial Statements acceptance for the months ending May 31, 2011 and June 30, 2011 was deferred.
- 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:** Covered else where in these Minutes.
- VI. **COMMITTEE REPORTS:**
- A. **Security:** No report
- B. **Personnel:** No report.
- C. **Communications:** No report.
- D. **Buildings and Grounds:** No report.
- E. **Green Committee:** V.P. Sowell, Dir. Heath and A.M. Brunner summarized the benefits of installing a photovoltaic system as soon as possible in order to take

advantage of certain government rebates. There was also discussion about a recycling program.

- F. Transition Committee: Chair Sowell provided a verbal summary and answered questions about the association foreclosure and unit rental process.

VII. UNFINISHED BUSINESS:

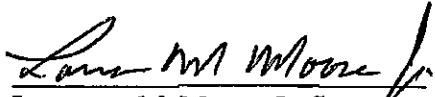
- A. Ocean View Estates Sub-Meter: The Association Manager reported that he was drafting a proposal to start annual billing to Ocean View Estates.
- B. Update on Written Consent for Photo Voltaic System Loan: The association manager reported that 50% PLUS owner approval had not been reached yet but that tally was close.
- C. Consolidated Painting Contract: V.P. Sowell *motioned* to accept the revised 2 Phase Consolidated Painting Contract for painting the buildings in MVP at a cost of \$977,646 over the next two years. Seconded by Dir. Heath and *approved* unanimously.
- D. Culvert Easement: In an attempt to determine the responsible party the association manager and GM had reviewed blueprints and been unable to determine whether an easement existed for the damaged culvert. The GM would take the blueprints to the C & C of H for their review.

VIII. NEW BUSINESS:

- A. 2012 Annual Budget Planning: The association manager pointed out that certain costs were known to be increasing and asked the owners and Board to submit ideas for cost reducing strategies or submit items that they would be willing to give up that are now provided by MVP.
- B. Write Off Uncollectable Accounts: After noting that the association or a lender had foreclosed on these accounts and that the association had also placed a Judgment against the prior owner that would be good for 10 years V.P. Sowell *motioned* to write off as uncollectable the entire balances outstanding for the following accounts: 24253, 24233, 24531, 33008, 24237, 25610, 25607, 24285, 24129, 24150, 24165, 24494, 33630, 33631, 24497, 24094 and prior owner of 86A. The motion was seconded by Dir. Heath and *approved* unanimously.

- IX. EXECUTIVE SESSION:** The Board of Directors went into Executive Session at 7:37 p.m. to discuss Personnel and Legal matters and adjourned from Executive Session at 7:54 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 7:54 p.m.

Approved:


Lawrence M. Moore, Jr. Secretary

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