

MAKAHA VALLEY PLANTATION  
REGULAR BOARD MEETING  
MINUTES

DATE: January 19, 1988

PLACE: Makua Room, Sheraton Makaha Resort

PRESENT: President Maybelle Yeomans, Vice  
President Steve Kirk, Secretary Linda  
Powers, Treasurer Cliff Weber and  
Director Charles Loomis

EXCUSED: Asst. Secretary Jim Johnson

BY INVITATION: Dick Gourley (Hawaiiana Mgt.), Resident  
Manager Wally Savedra, Office Asst.  
Esther Lessary, Maggie Weber (163A),  
M/M Floyd Smith (34A), Gil Patterson  
(69C), M/M Blythe Thomas (168B), M/M  
Charles Grahl (123C), M/M Thomas  
Pendleton (190A), Denise Martin (58C),  
M/M Christian d'Autun (183B), Ruth  
Swinney (92A), M/M Henry McDaniel  
(184B), M/M Charles Houtchens (47A),  
Gregory Mills (126A) and Carol Forsloff  
(15A)

CALL TO ORDER:

Having a quorum present President Yeomans called the meeting to order at 5:10 P.M.

It was the consensus of the Board that the meeting immediately be adjourned to executive session to discuss pending litigation and personnel matters. The meeting was called back to order at 6:12 P.M. to vote on the following:

**Pay Adjustment.** Treasurer Weber moved and Vice President Kirk seconded adjusting Esther Lessary's pay to \$6.25 per hour with her working a 5-day, 40-hour week and alternate personnel being used to man the office 3 hours on Saturdays. The motion passed unanimously.

President Yeomans called for a recess at 6:15 P.M. for the Owners' Forum and called the meeting back to order at 6:45 P.M.

MINUTES:

Director Loomis moved and Vice President Kirk seconded approving the minutes of the Regular Meeting of November 18, 1987 and the Special Meeting of November 24, 1984. The motion passed unanimously.

CORRESPONDENCE:

**Hubbard (133A)** - It was the consensus of the Board that this be forwarded to the attorneys.

**Ricks (17A)** - Secretary Powers stated that this problem has been resolved.

**d'Autun (183B)** - It was the consensus of the Board that Resident Manager Savedra attempt to find a parking stall with which they could exchange.

**Forsloff (15A)** - It was the consensus of the Board that Resident Manager Savedra correct the problems she reported.

**Worth & Chun (for Houtchens [47A] and Smith [34A])** - It was the consensus of the Board that these 2 letters be answered by the Association's attorney.

**Stockman (84B)** - It was the consensus of the Board that Mr. Stockman be advised of Association policy.

**Nishikawa (18A)** - It was the consensus of the Board that a copy of this letter be forwarded to Ruth Swinney and that Resident Manager Savedra follow up to see that the work is done.

OFFICER'S REPORTS:

**SECRETARY** - Secretary Powers reported that the newsletter and notice of the annual meeting had been sent.

**TREASURER** - Treasurer Weber reported that the Association had \$71,000 in the bank at the end of December and that we had no bills outstanding.

RESIDENT MANAGER'S REPORT:

Attached to these minutes and becoming a part hereof is the report of Resident Manager Savedra.

MANAGING AGENT'S REPORT:

Attached to these minutes and becoming a part hereof are the financial reports for November and December, 1987.

UNFINISHED BUSINESS:

A. **NM&F.** It was the consensus of the Board to defer this matter until additional correspondence is received from NM&F.

B. **Smoke Alarms.** Secretary Powers moved and Treasurer Weber seconded authorizing Hawaiiana to mail to all owners of record notice that our insurance company requires all units to have smoke alarms and giving owners the opportunity to request that the Association buy and/or install alarms for them at a cost of \$5 for labor plus the cost of the alarm. The motion passed unanimously.

C. **Smoke Alarm Installation Disclaimer.** Vice President Kirk moved and Treasurer Weber seconded including on the above smoke alarm request form a disclaimer holding the Association harmless. The motion passed unanimously.

NEW BUSINESS:

A. **Ratify Phone Vote - Newsletter.** Secretary Powers moved and Director Loomis seconded the ratification of the newsletter phone vote. The motion passed unanimously.

B. **Ratify Phone Vote - Pump & Boiler.** Director Loomis moved and Vice President Kirk seconded the ratification of the approval to purchase the pump and boiler. The motion passed unanimously.

C. **Parliamentarian, Policeman & Attorney.** Director Loomis moved and Treasurer Weber seconded authorizing the expense for having a parliamentarian, policeman and attorney at the annual meeting. The motion passed unanimously.

D. **Pool Chairs.** After discussion concerning the merits of rewebbing of existing chairs, obtaining additional used chairs or eventually getting rid of all pool chairs, it was the consensus of the Board that Charles Houtchens should obtain prices on 1-piece fiberglass chairs and provide this information to Treasurer Weber.

E. **Mail Box Disposal.** It was the consensus of the Board that Resident Manager Savedra dispose of the old mail boxes.

F. **Laundry Room Storage Lockers.** It was the consensus of the Board that Resident Manager Savedra draft an estimate for the cost of building one storage locker in the old mail box space and report back at the next meeting.

NEXT MEETING:

February 20, 1988 at 9:00 A.M. at  
Sheraton Makaha Resort

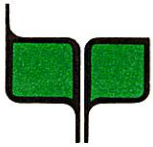
ADJOURNMENT:

Having no further business to review and hearing no objections, at 8:00 P.M. President Yeomans adjourned the meeting.

Respectfully submitted,



Linda Powers  
Secretary  
Board of Directors



# MAKAHA VALLEY PLANTATION

84-786 ALA MAHIKU DRIVE WAIANAЕ, HAWAII 96792

JANUARY 19, 1988

To: Board of Directors; Makaha Valley Plantation  
From: Wally Savedra, Resident Manager  
Re: Resident's Manager's Report

## BIDS ON REPLACEMENT OF 707 AREA WATER HEATER:

As discussed earlier, and later ratified by a phone vote by the Board members, the replacement of one of the water heaters in the 707 area is a necessity. The following bids were recieved:

- 1) Hawaii Pipe & Supply
  - (1) Bradford White 65 gallon gas fired water heater & 1" Temperature and pressure relief valve. Total Equip.cost  
\$4,188.39
  
- 2) PRI Gasco Inc.
  - (1) Bradford White 65 gallon gas fired water heater, temperature & pressure relief valve, & Tridicator Total Equip.cost  
\$4,467.90

Installation charges will be seperate. Bids will be taken to select a company to install

## LANAI LEAKS REPAIRED:

To date, the following lanais have been repaired by our maintenance crew;

74A&B, 179A&B, 135A&B, 137A&B, 138A&B, 147A&B,  
121A&B, 194A&B, 196A&B, 144A&B.

## STAIRWELL PAINTING:

To date, the following neverending repainting of stairwells has been completed;

665 Area - 135-152  
664 Area - 173-196  
688 Area - 153-172  
687 Area - 117-134  
754 Area - 37-42

## STAIRWELL CIELINGS REMOVED AND PAINTED:

The following stairwell cielings were stripped of dry-wall and painted mahogany;

183/184, 71/72, 167/168, 125/126, & 161/162

## EROSION:

Installed a 25' 2x14 and backfilled the area with 2 truckloads of rock and dug a 2' by 25' trench in front of unit 22A.

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Resident Manager's Report

TREE TRIMMING:

Work is presently underway to remove the coconuts from the trees, and the trimming of the monkeypod trees in the family pool, 757, 755, & 754 areas.

NEW BLOWER FAN:

A new blower fan was installed in the 754 area boiler room, and one of the water heaters in the 688 area was re-activated at a minimal expense, due to the maintenance crew salvaging and piecing together the necessary parts.

WEATHERING THE STORM:

Aside from some minor damage caused by our recent period of high winds and torrential rains, the Plantation came through admirably.

Respectfully submitted,

  
Wally Savedra