

MAKAHA VALLEY PLANTATION  
REGULAR BOARD MEETING  
MINUTES

DATE: January 21, 1987

PLACE: Makaha Valley Plantation Adult Pool

PRESENT: President Maybelle Yeomans, Secretary Linda Powers, Treasurer Steve Kirk, Director Maggie Weber, Asst. Secretary Jim Johnson

EXCUSED: Vice President Chuck Loomis

BY INVITATION: Dick Gourley (Hawaiiana Mgt.), Resident Manager Wally Sevedra, Cora Salanski (95B), Charles & Elsie Grahl (123C), Gil Patterson (69C), Floyd & Dorothy Smith (34A), and Valerie & Archie Cook (188B).

CALL TO ORDER:

Having a quorum present President Yeomans called the meeting to order at 4:00 P.M.

MINUTES:

There being no objection the Minutes of the Regular Meeting of November 19, 1986 were approved.

CORRESPONDENCE:

**Warr-King (117B):** It was the consensus of the Board that this matter proceed according to policy.

**MacIntosh (7B):** Director Weber moved and Treasurer Kirk seconded instructing the Association's attorney to write Mr. MacIntosh, explain the Association's responsibilities, and arrange a payment schedule.

**Lauralee Souza (United Resorts' member):** It was the consensus of the Board that the Association's attorney draft a form letter to be sent to Ms. Souza and others in her situation seeking our assistance that will explain the Association's position.

**Grant (153A):** Resident Manager Savedra explained that he had talked to Mr. Grant and no response from the Board was needed.

**Ann Goetz (113C):** It was the consensus of the Board that this matter be deferred until discussion of the Lighting Committee.

OFFICER'S REPORTS:

**SECRETARY** - Secretary Powers reported that notice of the annual meeting had been mailed January 12, the meeting room at the Sheraton Makaha Resort had been reserved, and that everything seemed to be proceeding smoothly. Property Manager Gourley reported that only 38 proxies had been received to date. It was

the consensus of the Board that Hawaiiana do a second mailing and include the most recent financial statement.

**TREASURER** - Treasurer Kirk, citing personal reasons, resigned from the position of Treasurer. The Board unanimously voted for Director Weber to fill the position.

COMMITTEE REPORTS:

**GROUNDS** - Attached to these minutes and becoming a part hereof is the Grounds Committee Report. Chairman Kirk moved and Treasurer Weber seconded the removal of two trees. The motion passed unanimously. Chairman Kirk moved and Secretary Powers seconded that Aikahi Landscaping be directed to trim the bougainvillea over the trash areas to the height of the trellis. The motion passed unanimously. Chairman Kirk recommended that the Board consider the planting of hedges along each entrance-way. It was the consensus of the Board that this should be considered at a later date.

**ARCHITECTURAL** - Chairman Weber reported that discussions over HCC's water bill were continuing. It was the consensus of the Board that Chairman Weber, Resident Manager Savedra and Jim Johnson meet with the Board of Water Supply.

**LIGHTING** - Chairman Johnson reported that he had received a quotation of about \$70 for high-pressure sodium light fixtures for each doorway. After discussion Treasurer Weber moved and Director Kirk seconded authorizing Resident Manager Savedra to pay up to \$250 for a mold and 6 light covers of prismatic plastic in order to test this alternative. The motion passed unanimously.

**WATCHDOG** - It was the consensus of the Board that this be taken up under Unfinished Business.

RESIDENT MANAGER'S REPORT:

Attached to these minutes and becoming a part hereof are the Resident Manager's reports for December and January.

MANAGING AGENT'S REPORT:

Property Manager Gourley stated that the 1987 Budget has a more detailed breakdown than 1986's and that the amounts assigned to these new categories were based on averages for the last 7 months of 1986. He reported that Hawaiiana had found 16 cases where prior managing agents had misposted owners accounts, and that the Association had about \$20,000 in available operating cash now. It was the consensus of the Board that \$10,000 be deposited to the reserve account.

UNFINISHED BUSINESS:

A. Drain Pipe. Chairman Weber reported that the work to correct the problem with the drainage system was just about complete. Resident Manager Savedra reported that the hole in the concrete wall had been repaired and only some earth moving remained to restore the contours of the land. It was the consensus of the Board that Secretary Powers write a letter to Capital Investment commending Mr. Landis for his assistance. Treasurer Weber moved and Secretary Powers seconded paying a bonus of \$100 Net to the 6 MVP employees who performed the backbreaking labor of removing the rocks. After discussion concerning the tremendous savings to the homeowners because of their work the motion passed unanimously.

B. HCC. It was the consensus of the Board that the Association attorney attempt collection.

C. CMC. It was the consensus of the Board that Secretary Powers call Mark Ichiyama at Dinman, Nakamura & Nakatani and inquire as to the whereabouts of the letter he was to write concerning the bond.

D. Pool Fence. It was the consensus of the Board that Resident Manager Savedra report back at the next meeting with a quote for the cost of erecting a steel fence over the existing wood fence at the adult pool.

E. Vending Shelter. Attached to these minutes and becoming a part hereof is the plan for the vending shelter submitted by Sonnie Gay. After discussion concerning the cost of \$1,600 and the plan of paying for it out of vending machine proceeds, it was the consensus of the Board that Sonnie Gay should proceed.

F. Extermination. Secretary Powers moved and Treasurer Weber seconded tabling this matter. After discussion the motion passed unanimously.

G. Jacuzzis. It was the consensus of the Board that the heaters for both jacuzzis be replaced at a cost of \$1,352.

H. Audit. Attached to these minutes and becoming a part hereof is the report of Jonathon Carr dated December 15, 1986.

NEW BUSINESS:

A. Newsletter Phone Vote. It was the consensus of the Board that the phone vote approving the Newsletter be ratified.

B. Radio Base Station. Director Kirk moved and Secretary Powers seconded authorizing Resident Manager Savedra to purchase a base station and remote station provided that he obtain at least 2

more bids and at a cost not to exceed \$2,083.30. After discussion the motion passed unanimously.

D. **Electric Generator.** Secretary Powers moved and Treasurer Weber seconded authorizing Resident Manager Savedra to purchase an electric generator at a cost not to exceed \$600. After discussion concerning the staff's current need of using the electricity of individual apartments to perform routine maintenance tasks, the motion passed unanimously.

E. **Resident Manager's Raise.** President Yeomans moved and Treasurer Weber moved raising Resident Manager Savedra's salary to the budgeted amount and making the raise retroactive to the first of the year. After a round of applause in appreciation of the fine work he has been doing, the motion passed unanimously.

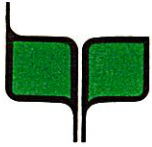
**NEXT MEETING:** February 16, 1987 at 9:00 A.M. at the Sheraton Makaha Resort

**ADJOURNMENT:** Having no further business to review and hearing no objections, at 6:00 P.M. President Yeomans adjourned the meeting.

Respectfully submitted,



Linda Powers  
Secretary  
Board of Directors



# MAKAHA VALLEY PLANTATION

84-786 ALA MAHIKU DRIVE WAIANAE, HAWAII 96792

NOVEMBER 18, 1986

TO: BOARD OF DIRECTORS  
FROM: WALTER SAVEDRA, RESIDENT MANAGER  
SUBJ: RESIDENT MANAGERS' REPORT

## SIGNS

Mr. D. Forsloff have installed and completed all the entrance signs. The light pole signs have been straightened out.

## BOILERS

Due to a bad fan motor I have one boiler running so far it's suppling the 757 area with hot water. I also have a motor on order.

## PAINT

Maintaince have completed repainting the stairwells in the 665 & 688 areas, also the parking stalls in the 688 area have been renumbered.

## BARBECUE GRILLS

I have received numerous requests by home owners and tenants to have a B.B.Q. grill installed in two areas, the 754 & 665 areas. In the 754 area fronting apartments 29 & 30 and the 665 area on the side of apartment 144A.

## STORM DRAIN

Mr. Landis Ornelles once again came to my rescue with his hop tow, while in the process of digging a ditch for the water run off a 12" sewer line broke. With the help of Mr. C. Weber the situation to the problem is well in hand.

## PARKING DEPOSIT

For the month of October I have deposited a total of \$1,176.00.

RESIDENT MANAGERS' REPORT

CITATIONS

Parking Violation	15
Expired Decal	6
Oil Slick	2
Noise	2
Unattended Children	1

INCIDENT REPORTS

10/9/86 - Domestic - Security notified situation taken care of.  
10/10/86 - Domestic - Security notified situation taken care of.  
10/11/86 - Domestic - Security and HPD notified.  
10/12/86 - Theft - Security and HPD notified. Suspect caught.  
10/12/86 - Domestic - Security, HPD and the ambulance notified.  
10/14/86 - Domestic - Security and HPD notified.  
10/14/86 - Threatening Security Officer - Report made by officer and tenant evicted.  
10/15/86 - Brawl between Military Police - Security, HPD and the head of the MPs notified.  
10/15/86 - Stolen Handbag - Security and HPD notified.  
10/17/86 - Domestic - Security and HPD notified.  
10/28/86 - Run aways - Security and HPD notified.  
10/30/86 - Threatening - Security and HPD notified.  
11/1/86 - Trespassing & Invading Privacy - Security and HPD notified.  
11/1/86 - Domestic - Security and HPD notified.  
11/10/86 - Possible Injury - Security notified but couldn't find any thing.  
11/13/86 - Theft - Security notified tenant was leaving for work and would call HPD after work.

Respectfully Submitted

  
Walter Savedra  
Resident Manager, MVP