

ASSOCIATION OF APARTMENT OWNERS MAKAHA VALLEY PLANTATION

MINUTES - Board of Directors Meeting

Date: January 22, 1991

Place: Makua Room, Sheraton Makaha Resort

Present: Charles Houtchens, Blythe Thomas, Sandy Grant

Excused: Tom Youngblood, Loretta McDaniel

By Invitation: Marie Calder-Clayton, Senior Management Executive, Hawaiiana Management Co.; Ron Wallwork, Resident Manager; Emerald Souza, Assistant Manager; Betty Thomas - 181A; M/M Robert Eskola-87-C; Tom Pendleton - 190A; M/M Richard O'Donnell - 196A; Ruth Swinney - 36A; Bill Glore - 37A; M/M Cyril Ontai - 72C; Dick Hickman - 63A; M/M Bob Houser - 29

A quorum being present, President Houtchens called the meeting to order at 7:00 PM. Due to waiting for an extension cord for the tape recorder, Mr. Houtchens recessed the meeting for 5 minutes. The meeting was called to order at 7:07 PM.

The Minutes of the meeting of November 27 were approved unanimously as distributed.

Correspondence

- 1) Rogers - 73A - "Neighbor" letter sent out by Mr. Rogers, asking people to come to his unit to discuss Real Estate sales. Letter sent to Mr. Rogers advising he could not do business in his unit. Information only.
- 2) Tang - 104C - letter from Mr. Tang advising had inspection report from AAA Homebuyers Inspection Service, reporting that it was felt that, while the building was structurally sound, a drainage system was recommended. Information.
- 3) Pendleton - 190A - letter reported that they had received the notice of increased maintenance fees without any explanation. Secretary Thomas had responded to the letter. Several others reported they had received the same, while others had received a letter of explanation. Ms Calder-Clayton advised she had written the letter and would attempt to find out why only certain persons had received a copy.

Reports of the Officers

Report of President Houtchens, Treasurer McDaniel and Resident Manager Wallwork is attached.

Unfinished Business

- 1) The Board ratified a telephone vote authorizing the Resident Manager to hire a full-time painter.
- 2) The Board ratified a telephone vote authorizing a discount for persons paying for their parking space a year in advance allowing a charge for 10 months to pay for 12 months.
- 3) Mr. Houtchens reported that the suit between the Association and Mrs. Swinney had been completed.

New Business

- 1) Mr. Houtchens reported that the Accident-Free Days Winner for November was Wylington (Wylie) Ha'o and for December was Frank Vierra.

2) An owner questioned if we would be opening the saunas. The saunas have been closed due to damage caused by persons using them. Moved by Blythe Thomas that we keep the saunas locked. In order to use the saunas, an adult tenant must sign out the key from the Security Officer on Duty or at the Guard Shack, leaving a drivers license or State ID card until key is returned. Tenant will be responsible for any damage done to the sauna(s) while the key is in his/her possession. Carried unanimously. In this regard, Mr. Wallwork was requested to get proper locks for the saunas.

The Board went into Executive Session at 8:20 PM.

The Meeting resumed at 9:24 PM and was adjourned at 9:25 PM.

Report of the President

January 1991

On January 17th, 1991, I received a FAX letter from Mr. Matthew Chang, and an Inspection Report from Homebuyers Inspection Service Inc., (ordered and paid for by Mr. Chang). This was in reference to what they appeared to think was the settling of the building, due to the fact that the sliding door in the "C" unit has an opening of about one inch at the top when closed.

On January 9th, 1990, we had written a letter to Mr. Chang advising him that the Plantation would accept the responsibility of the glass door on Unit 104-C, apparently caused by settling. Although the Board of Directors had approved having two licensed contractors bid on the job, and giving the job to a contractor at the rate of \$2500 per day, apparently the ball has been dropped somewhere. At this point, I am advising the Resident Manager that the suspected settling of both units 104 and 144 is to be taken care of immediately. I am sorry that this happened, and I will continue to check on this until the problem is corrected.

Regarding the awnings which were approved by the Board of Directors, I have had calls in to the President of Pacific Canvas and Awning to try to get a very clear picture of the exact cost, including taxes, but it seems that he's either out-of-town or I'm out-of-pocket and we haven't been able to get together yet. As soon as we can quote an exact price, we will be posting notices and contacting owners who may wish to purchase these.

Charles Houtchens,
President.

Treasurer's Report - December 1990

Total Receipts for December 1990		\$ 101,275.83
Operating Expenses December 1990	88,911.27	
Major Improvements December 1990	10,190.96	
Total Operating Expenses for December 1990		99,102.23
Total Operating Surplus/(Deficit)		2,173.60
Total Association Cash & Reserves		187,172.54

Loretta McDaniel, Treasurer.

Report of the Resident Manager

December 1990 - January 1991

A - Buildings

1) We got through the Holidays with a minimum of new roof leaks (only 2 reported). Rainbow Roofing started refurbishing our roofs on January 14th and will continue until all buildings (including Laundry Rooms, Office, Pool Buildings, etc.) are completed. Then we will be on a 5-year Maintenance Contract. Hopefully our roof problems will be over.

2) Probably everyone has noticed the sample awnings that were installed on units 32A and 32B. The general consensus so far is that they look great. Anyone interested can get information and prices from the M. V. P. Office.

B - Grounds

1) We have installed two new speed bumps on each side of the Security Shack at the Main Entrance. Cars have been speeding in and out of the Plantation and several pedestrians have had narrow escapes.

2) We hired a full-time painter who will do nothing but paint stairs and stairwells. Hopefully, by doing this, we can keep ahead of shabby looking entryways.

C - Equipment

1) We have just about completed all renovations on the M. V. P. golf carts - you've surely noticed the new look. They really brighten up the place.

2) The Quiet Pool jacuzzi has been resurfaced (for the fourth time), and again they have assured me that this time it will last almost forever. We'll see!

D - Personnel

1) We have a few new faces in Security as you've probably noticed. Some very experienced people have come our way lately, and hopefully we can improve the image of the M. V. P. Security Force.

Ron Wallwork,
Resident Manager.