

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
MONDAY, JANUARY 22, 2001  
7:00 P.M., WAIANAE SATELLITE CITY HALL

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:00 p.m., by President Larrabee.

ESTABLISH A QUORUM

A quorum was established.

Members Present:	Betty Larrabee	Greg Sokolowski
	Bobbie Castro	Alvin Silva (Arrived 7:02 p.m.)
	David Duke	

Present by Invitation or as Guests: Peggy Hoots, Manager  
Jim Coupland, Hawaiiana Management Co., Ltd.  
Jeff Smith, Engineering Forensics, Hawaii  
(Arr. 7:35 p.m./Dpt. 9:35 p.m.)

COMMITTEE REPORTS

- A. Recreation Committee – Committee Chair Sokolowski reviewed the cost to repair the Tennis Court. It came in at \$26,045.00. Director Castro moved to accept the Pacific Recreation bid of \$26,045.00 to repair/resurfaced the tennis courts pursuant to Attorneys' approval. Vice President Sokolowski seconded the motion. The vote for the motion was unanimous.

APPROVE MINUTES

There being no corrections or changes, the minutes of the November 28, 2000, Board meeting were approved as presented, following a motion to approve by Treasurer Duke, a second by Vice President Sokolowski and a unanimous vote to approve.

RESIDENT MANAGER'S REPORT

No written report was submitted.

The Resident Manager reported the following significant items:

Looking at getting new toilets in the pool & 757 area.

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- B. No input from Security as Major Fenderson was absent.
- C. Looking at excess people in units – They start as visitors to the units and then stay there.
- D. Lighting at the Front Entrance – It was reported that it is extremely difficult to see the front gate at night. There is poor lighting. The Manager will increase the wattage of the lights currently in place first.

TREASURER'S REPORT

- A. Treasurer Duke delivered this report. He reported the total cash and reserves came to \$1,682,965.64 at the end of the year. We are meeting all the Financial Goals. The Delinquencies are gradually coming down. The December 2000 Financial was accepted, subject to audit.
- 3. Delinquency Report – The Delinquency Report was distributed by the Management Executive prior to the meeting. Deferred to Executive Session.

UNFINISHED BUSINESS

The following was taken out of sequence as the Engineering Forensics, Hawaii Representative will be arriving at 8:00 p.m.

- B. Security Agreement – Defer to the next meeting. The Management Executive was directed to have Burns Security provide a proposal using bicycles in lieu of golf carts.
- C. GE Capital Loan Status – The Management Executive stated the Agreement had been forwarded to the Attorney for evaluation. Treasurer Duke moved that, pending the attorney response, the Board authorizes the contract to be signed. Vice President Sokolowski seconded the motion. The motion passed unanimously.

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D. Rick Quinn Evaluation of Fred Lau Proposed Agreement Changes

1. When the Project to Begin – Treasurer Duke moved to have Fred Lau start the contract as previously agreed. Director Castro seconded the motion. The motion passed unanimously.

Treasurer Duke moved to approve Rick Quinn's letter and have Fred Lau get going and use the letters as guidance. Vice President Sokolowski seconded the motion. The motion passed with three Directors voting for the motion. President Larrabee and Secretary opposed the motion.

NEW BUSINESS

- A. Annual Meeting Preparation – Association Meeting Rules, drawn up by Parliamentarian Steve Glanstein, were presented to the Board for a vote. There are clean rules, which are attached to these minutes. Vice President Sokolowski moved to make these rules a permanent amendment to the Association Annual Meeting Agenda. Treasurer Duke seconded the motion. The motion passed unanimously.

UNFINISHED BUSINESS

A. Engineering Forensics, Hawaii

1. Wash House Project Status – 21% Complete.
  - (a) Exterior Railing Change – Jeff Smith provided the Board a Change Order on this issue. By unanimous consent, the Board ratified the previous vote not to accept this project.
  - (b) Heat Pump Location – The old heat pump locations were not moved. Vice President Sokolowski moved to leave the old heat pumps as is. Secretary Silva seconded the motion, which passed unanimously.
  - (c) Construction Surveillance Man-Hours – Mr. Smith provided his monthly billing, which included additional man-hours. Treasurer Duke moved to authorize up to 156 additional man-hours as long as they are well explained in detail in Change Order #2. Director Castro seconded the motion. The vote for the motion was unanimous.

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- (d) Change Order #2 to Wash House Project – Included in (c) above.

NEW BUSINESS, Cont.

- B. Ratify Heat Pump Repairs in 718 Area – Vice President Sokolowski moved to ratify the previous decision to make heat pump repairs. Director Castro seconded the motion, which then passed unanimously.
- C. Re-Zoning of MVP Area Property – Deferred for more information.
- D. Coconut Tree Trimming Proposals – Two proposals were obtained by Manager Hoots. Following a review of the proposals, Treasurer Duke moved to accept the All Purpose Tree Service proposal to trim 190 trees for \$5,937.48. Director Castro seconded the motion, which passed unanimously.

HOMEOWNERS FORUM

- A. Les Ray – 19A – Pool Furniture needs to have better chairs and lounges. He gave this project to Greg Sokolowski, Recreation Committee Chair.
- B. John McEachern 192C – Agrees with A above.
- C. Bob Weaver – 97A – Nothing to sit on at the pool now.
- D. Coralie Hartwell – 126A – Should not buy anything new for the pool until you can get enough guards there.
- E. Frank Mead – 153A – No hours for swimming laps published anywhere. Guards not enforcing House Rules.
- F. Gloria Wartman – 22A – Will trees that have been removed be replaced.
- G. Patricia Patterson – 72A – Health problem. Saturday at 2:30 p.m. the pool water was bad.
- H. Cora Salanski – 95B – Stairs & stairwells are filthy.

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- I. Albert Deleconio - 174C – He felt the Board doesn't care about Homeowners. Why aren't all trees replaced. Security is not doing their jobs. Color of buildings is bad.

EXECUTIVE SESSION

The Board adjourned to Executive session at 8:59 p.m.

The Board reconvened to the Regular Board meeting at 9:59 p.m.

The results of the Executive Session are:

1. Non-Judicial Foreclosure was approved against 3 units.
2. Filing liens against 3 units.
3. Accepted one maintenance fee payment plan.
4. Wrote off 4 accounts.
5. Filed 2 Deficiency Judgements.

DATE, TIME AND PLACE OF NEXT MEETING

The regularly scheduled meeting of the Board of Directors will be held on Monday, February 26, 2001, at 7:00 p.m., Waianae Satellite City Hall.

ADJOURNMENT

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

Submitted by:

Approved by:

  
Jim Coupland  
Recording Secretary

