

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
JANUARY 22, 2002
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APPROVE MINUTES

There being no corrections or changes, the minutes of the November 26, 2001, Board meeting were approved as presented, following a motion to approve by Treasurer Duke, a second by President Larrabee and a unanimous vote to approve.

TREASURER'S REPORT

- A. Treasurer Duke reported the Association is in fairly good shape financially. The Cash and Reserves are at \$1,761,000.00. We are at 100.7% of projected income for the year. The December 2001 financials were accepted, subject to audit.
- B. Delinquency Report - The Delinquency Report was distributed by the prior to the meeting by the Management Executive. Deferred to Executive Session.

MANAGER'S REPORT

The Manager's Report was distributed prior to the meeting. A copy of this report is in file in the Manager's Office and Hawaiiana Management Co., Ltd.

The Manager reported the following additional significant item:

- A. Roof Repair - Shioi Construction will start their repairs this week.

UNFINISHED BUSINESS

- A. Ratify Brownlie & Lee 754 Landscaping Plan - Director Castro moved to ratify the previous decision to accept the Brownlie & Lee 754 Landscaping plan. Secretary Silva seconded the motion. The motion passed unanimously.
- B. Front Entrance Plans - Deferred.
- C. 754 Landscaping/Irrigation Plan - Proposals - Vice President Sokolowski moved to select the Progressive Landscaping, Inc. proposal to do the 754 Landscaping/Irrigation Project for \$221,804.10. Secretary Silva seconded the motion. The motion passed unanimously.

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- D. Units 88C/135A Evaluations - Proposals - Director Castro moved to accept the Engineering Forensics, Hawaii proposal to structurally evaluate ten (10) buildings for \$17,000.00. Secretary Silva seconded the motion. The motion passed unanimously.
- E. Refinancing of Renovation Project - Treasurer Duke moved to authorize the Management Executive to approach at least three (3) banks to investigate the possibility of refinancing the Renovation Project. Vice President Sokolowski seconded the motion. The motion passed unanimously.
- F. Current Watering System Update - Hawaii National Landscaping has gotten the old system working significantly better.

NEW BUSINESS

- A. 153A Plumbing Issue - The Insurance Company has turned down coverage in sewer back-up cases, including this one.
- B. Heat Pumps Replacement
 - 1. Timing - President Larrabee moved to solicit proposals to install eighteen (18) new heat pumps at the same time. Treasurer Duke seconded the motion. The motion passed unanimously.
 - 2. Payment for Heat Pumps - Financing will be determined once a proposal to install is accepted and therefore the cost is established.
- D. Renovation 78B - The Board requires assurance the owners will use licensed contractors to do the work. They also require the owners to have the insurance to cover any leaks from the washer/dryer and to provide the Board a copy of the insurance.
- C. Heat Pump Maintenance - Director Castro moved to obtain a Heat Pump Maintenance contract to maintain all heat pumps. Treasurer Duke seconded the motion. The motion passed unanimously.

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- E. Revision of March 28, 1994 Board Meeting Resolution – President Larrabee moved to remove “or in directly” and “of Apartment” from paragraph one of the above resolution. Director Castro seconded the motion. The motion carried with four for the motion and Treasurer Duke opposing.

HOMEOWNERS FORUM

1. Gloria Wartman – 22A – She asked why are we trimming the bushes so much. The Hibiscus along the fence looks worse.
2. Evelyn Ortiz – 73B – She said she was being harassed by an individual living off-site. She told security about the occurrence off site. The person came to her unit twice. Security has to check who people are when entering the property.
3. Frank Mead – 153A – He said he has managed Condo Associations for 20 years. He was shocked the Board would not cover his loss, at least on a moral basis. He asked Board to reconsider his \$2,000.00 loss. He felt the Board should be looking at all “A” units, concerning potential sewer problems.
4. Dory Conroy – 133A – She has a ramp instead of stairs. She would like her ramp painted.
5. Renata Rodine – 135A – The plumbing lines are common areas. Only interior walls belong to units. The Association could install some back water prevention valves, to prevent back-ups.
6. Laura Mead – 153A – Water pressures from underground.
7. Rolf – 135A/154C – When is he getting his unit fixed? He is concerned about the Association saying he shouldn't be talking to contractors. They are cutting where grass is just starting and cutting it too short.
8. Ruth Mason – 58B – The main sewer lines could be potential problems with other “A” units. Is the Association cleaning out lines?

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9. Pat Patterson- 72A - She asked who is running for the Board of Directors? She was told Bette, Dave, Greg were running from the Board. She asked if people were told about water being warmed up. When are orientations being given? Saturday.
10. Belinda Jacobs- 199C - Did the Board renovate a unit? She asked if the Board was changing the exterior lights to yellow. She was informed the Board has no intention of changing the lighting to yellow. She felt the Association should put up "No Trespassing" signs around the exterior of the property. Heat Pumps need a maintenance program.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 8:45 p.m.

The Board reconvened to the Regular Board meeting at 9:05 p.m.

The Board results of the Executive Session are as follows:

1. Approved four (4) payment plans.
2. Approved filing two (2) non-judicial foreclosures.
3. Approved filing one (1) lien.
4. Approved writing off one (1) prior owner account.

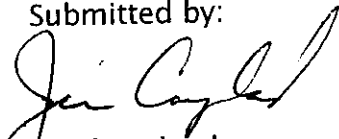
DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Tuesday, February 26, 2002, at 7:00 p.m., Waianae Satellite City Hall.

AJOURNMENT

The being no further business, the meeting was adjourned at 9:06 p.m.

Submitted by:


Jim Coupland
Recording Secretary

Approved by:

