

ASSOCIATION OF APARTMENT OWNERS - MAKAHA VALLEY PLANTATION

MINUTES - Board of Directors Meeting

Date: January 23, 1990.

Place: Waianae Public Library Meeting Room

Present: Charles Houtchens, Blythe Thomas, Loretta McDaniel, Tom Youngblood, Sandy Grant.

By Invitation: Marie Calder, Management Executive, Hawaiiana Management Co.: Ron Wailwork, Resident Manager: James Morrow, Director of Security: Betty Thomas-181A: M/M Tom Pendleton-190A: M/M Charles Grahl-123C: M/M Claude Davis-14C: M/M Dick O'Donnell-196B: Sosefo Veatama-156C: Tom Powers-88A.

A quorum being present, President Houtchens opened the meeting at 7:00 PM

The Minutes of the Meeting of December 12th were approved unanimously.

Correspondence

Pendleton-190A - Mr. Pendleton requested information re insurance, most importantly if our insurance coverage was for replacement value - we assured him that it was. Ms Calder gave a brief rundown and Mr. Pendleton seemed pleased with the information.

At this point, Mr. Houtchens introduced Sandy Grant, 192A, who was appointed by the Board to fill the vacancy left by the resignation of Director Charles Loomis. Ms Grant will fill the position until the Annual Meeting on February 24, 1990.

Reports

President Houtchens' report is attached.  
Secretary Thomas' report is attached.  
Treasurer McDaniel's report is attached.  
Resident Manager Wailwork's report is attached.  
Security Captain Morrow's report is attached.

Unfinished Business

Glenn Yee (Hale Mololokai) - Settlement papers have now been signed and on their way to the attorney. We should be receiving the \$5000.00 settlement fee within the next few weeks.

New Truck - this item covered in President Houtchens report.

New Business

Annual Meeting Proxy - Secretary Thomas and Property Manager Calder explained the new box on the Proxy form which permits an owner to choose whether the whole Board votes the proxy, or if the owner wishes each individual member of the Board to receive an equal percentage vote.

Appointment of Sandy Grant to Board - The vote taken by telephone appointing Sandy Grant to fill the vacancy on the Board left by the resignation of Director Loomis was ratified unanimously.

Old Truck - Disposition of the old truck was discussed. The Board decided an advertisement would be made offering the old truck for sale for \$500 or best offer - Resident Manager Wailwork to undertake this.

Accident-Free Days - Warney "Hana" Hanamaikai was the winner of Accident-Free Days for December 1989.

Annual Meeting Proxies - After much discussion, the following motion was made by Blythe Thomas: "Moved that any proxies in an amount not equally divided by Board members discretion the unequal votes shall be given to Tom Youngblood as the remaining investor." Against the vote - Ms McDaniel and Ms Grant: For the vote Mr. Youngblood, Mr. Thomas and Mr. Houtchens. Motion passed.

Next Meeting Saturday, Feb. 24th, at the Pikake Cafe, Sheraton Makaha Resort, at 8:00 AM.

The Board went into Executive Session to discuss on-going litigation at 8:55PM, and the meeting was re-called to order at 9:45 PM.

President Houtchens reported that the Board had rescinded the motion made re the voting of proxies, due to a misunderstanding. The following is a revised resolution:

"The Board resolves by unanimous agreement that all proxies assigned to the Board of Directors with no check on the designator box will be voted by a majority of the Board members present at the Annual Meeting."

The meeting adjourned at 9:58 PM.

#### REPORT OF PRESIDENT HOUTCHENS - JANUARY 1990

I would like to report on the parking fee deposit discussed at the last meeting. Some people apparently felt it might not work, but Emerald Souza began the collection on January 2nd and assures us there have been no problems.

Regarding the new pickup, Ron and I went out one day to attempt to locate one within our budget, but this did not happen. At the October meeting, Ron and Tom Youngblood were asked to work together to see what they could find. Just before Christmas, Ron noticed an advertisement in the paper, and he went to see truck. At our December Executive Session, we agreed upon an expenditure not to exceed \$8000 plus tax and license. Ron managed to find this one for \$8000 with no cost for tax or license, as it was purchased from an individual, and the license is good for almost another year. I'm very pleased with the purchase, and we hope you will take a look at the pickup which is parked outside the building.

Also, I would like to report that parking revenue for January has already exceeded \$3000. This has been good news every month, since our budget only calls for \$1500.

You will notice that Mrs. Pendelton's suggestion in the October minutes regarding the addition of parking stalls along Ala Mahiku Drive is not being placed on the ballot for the Annual Meeting. Instead, at the recommendation of both our Property Manager and our Attorney, this will be handled in a separate mailing.

#### REPORT OF SECRETARY THOMAS - JANUARY 1990

This is probably the nicest report I've written. On Saturday, December 16, we held the Employees' Christmas Party at the Pikake Cafe at the Sheraton Makaha Resort. First of all, I believe we all owe a debt of gratitude to Treasurer Loretta McDaniel, who did almost all of the work - from arranging for the room, to arranging for the food. And she really knew how to handle Richard Gilbert, the Food and Beverage Service Manager. He came up with so many nice things, including a number of items for which we did not pay. Outside of the

employees and their guests, the only persons in attendance were Mr. Houtchens, Mrs. McDaniel, Mr. & Mrs. Youngblood, and Betty and myself.

Thanks must also go out to the residents of the Plantation and the suppliers who so kindly donated gifts and money for the employees. These items were all given to the employees by draw. None of the money donated was used for the actual party.

The employees were delighted with the party - we heard nothing but compliments. The food was superbly prepared, and the Sheraton Makaha's staff did everything they could to make sure everyone had an enjoyable time. Music for dancing was supplied by A Touch of Class. All of those on the dance floor had a ball, but I'm sure everyone will agree that Warney "Hana" Hanamaikai was the greatest !! Our new name for him is "Rubberlegs".

The bottom line is this - the staff had a ball. They will be very happy with a similar party this year. They thank, as do we, the owners who sponsored it.

### REPORT OF TREASURER McDANIEL - DECEMBER 89

Total Receipts for December 1989.....	\$ 106,085.94
Total Operating Expenses for December 1989.....	93,816.75
Total Association Surplus.....	12,269.19
Total Association Reserves.....	141,699.76

### REPORT OF RESIDENT MANAGER WALLWORK January 1990

#### A - Grounds

- 1) All asphalt repairs have been completed in all areas - all that remains to complete the streets and parking areas is the resealing, restriping and renumbering.
- 2) Landscaping - Although there are still a few areas that need attention, the Plantation grounds are looking pretty good. I have received quite a few comments from owners and residents that the place has never looked better.

#### B - Equipment

- 1) The golf cart received from Tom Powers has been a welcome addition to our Janitorial Department. Now the cleaning ladies do not have to double back to pick each other up and that saves quite a bit of time.
- 2) I finally found the right truck for the Plantation and managed to stay within the allotted budget. It's a 1986 Ford F-150, with Air Conditioning, Power Steering, Power Brakes, Fuel Injection and AM/FM Radio. It's in super shape and low mileage and should last for many years.
- 3) The Control Operator valve which feeds both boilers in area 757 quit working on a Saturday night a couple of weeks ago, so everyone was out of water for a few hours. We finally got everything working again about 11.00 PM.

Buildings

- 1) The rains of the past week have created 19 new leaks (12 lanai and 7 roof). Hopefully, when we get these fixed it will be the last for awhile. It seems to be a never-ending situation.
- 2) The battle of the interior repair goes on and on - like the leaks which caused the damage, we are making progress (slow but sure), and I can see a glimmer of light at the end of the tunnel.
- 3) After a month of begging, I finally reached someone at Pacific Vending on Monday, January 22nd. They will be sending out a representative on Friday of this week.
- 4) Also, I'm still trying to contact Edward Estavillo about the roof problem. I've left messages and tried to contact him by phone and in person, so far to no avail. I'll keep on trying.

That's it for this report.

REPORT OF SECURITY DIRECTOR MORROW - JAN. 1990

Dec. 31 - Between midnight and 0800, three vehicles were broken into and their stereos stolen. HPD advised that these thefts were done by professionals.

Jan. 8 - Ruth Swinney had her purse stolen from her unlocked vehicle. Her purse and wallets were not recovered but her credit cards were.

Jan. 15 - The Maintenance Shop was broken into and the gardeners room broken into. Three weed-eaters were stolen. No maintenance equipment was missing. Neither lock was found - possibly opened with keys.

Jan. 20 - A threat against Security Captain Morrow was received on Tom Powers office answering machine, between 4:30 PM and 5:30 AM. The tape is being held by Security, and the identity of the caller is being investigated.

I feel that security at Makaha Valley Plantation has improved immensely. When I first started making these reports, they were 2 pages long. I am pleased to say that vandalism at the recreation areas has all but ceased.

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