

ASSOCIATION OF APARTMENT OWNERS
MAKAHA VALLY PLANTATION
Board of Directors Meeting Minutes

Date: January 24, 1995
Place: Waianae Satellite City Hall
Present: President, Wayne Thompson; Vice President, Cecil Bindel; Treasurer; David Duke; Secretary; Barbara Van Blyenburg. Excused: Director; Blythe Thomas

By Invitation: Assistant Manager, Emerald Souza; Property Manager; Jim Coupland-Hawaiiana Management

Call To Order: A quorum being present, President Thompson called the meeting to order at 7:10 p.m.

Approval Of Minutes: Of October 25, 1994, with Amendment to correct name of person to head Air Conditioner committee to Belinda Jacobs. Unanimous

Meeting Adjourned: At 7:15 to review November 22, 1994 Minutes

Called Back to Order: At 7:20 p.m.

Approval Of Minutes: Of November 22, 1994, with Amendment made to include \$25.00 Bonus that was approved for Employee's Thanksgiving bonus. Unanimous

Correspondence: Proposal to allow Leashed pets on the common elements, from Alvin and Lehuanani Silva, was "Tabled" for further research regarding possible liability.
Unclaimed check of \$50.00 received from Gentry has been deposited into the "General Fund" acct.

Reports of Officers:

President: Maintenance building was fumigated to eliminate recent flea problem.

Vice President: Motion proposed to approve the Priority Payment Plan" which was recommended by Attorney John Morris in his letter dated 12-29-94. This was recommended to improve collection of delinquent maintenance fees owed to the MVP Association. APPROVED; UNANIMOUSLY, to instruct Attorney John Morris to make necessary changes.

Reports of Officers: (Continued)

Vice Pres: MOTION: Authorize Property Manager, Jim Coupland, (cont.) to meet with previous Attorney Reid Nakamura to resolve billing issues in regards to current and past bills. APPROVED: UNANIMOUS

MOTION: Instruct Reid Nakamura to proceed with haste to complete the foreclosures he is currently handling for the Makaha Valley Plantation..Assoc.
APPROVED: UNANIMOUS

Secretary: No report

Treasurer: Pleased with year end Financial Report with reserves up to \$378,000 and down to approximately \$8,000 left uncollected on the Special Assessment.

Additional Reports:

Property Manager: Jim Coupland recommended investing \$100,000 of reserves in GECC 1 yr. C.D. and \$100,000 into International Savings deposit account, to earn higher yields on interest.

Security: Emerald Souza reports relatively quiet New Year, with majority of problems arising from parking, noise, and unsupervised children.

Committees Reports:

Neighborhood Watch: Lehua Silva brought up providing a designated area for bicycle riding. The Board acknowledged allowing the Neiborhood Watch to work with Security and the front office to register bicycles and provide instruction in regards to safety when riding on the common elements of the Makaha Valley Plantation.

NEW BUSINESS: Management Company Selection:

MOTION: To authorize the negotiation of of a 1 year contract with Hawaiiana Management Company, subject to the approval and ratification of the homeowner's at the Annual Meeting.

APPROVED BY: Thompson, Duke, Bindel

OPPOSED: Van Blyenburg

UNFINISHED BUSINESS (cont.)

Termites in #185A- MOTION made by Secretary to vote on a bid to have termite treatment done as soon as possible. MOTION TABLED: By President Thompson, who will check with Attorney John Morris, in regards to liability

Damage to #97A- Reimbursement lien applied to owners of 97B for repairs done on #97A due to water damage from leaking tub plumbing.

#94A Water Damage- Repairs to inside of unit will not be repaired until after rainy season, to check on job done by Rainbow Roofing to outside of unit.

Truck Repairs- Still waiting for cost estimates, recommend maintenance program.

Awnings- trying to sell to remove from property

NEW BUSINESS

Cabana Family Pool- Termite treatment done for \$510

Environmental Impact Statement #242 regarding Reservoir #2 to be posted on bulletin boards to inform of new reservoir to be built in Makaha Valley.

Resident Manager- MOTION: To allow Hawaiiana Management Co. to advertise, accept applications, and prescreen applicants for the position of Resident Manager. The Board will interview the final selection, before making their decision.

APPROVED: UNANIMOUS

MOTION: To spend up to \$3,000 to repair truck

APPROVED: UNANIMOUS

ADJOURNMENT: Meeting adjourned at 9:15 p.m.

Minutes by:

Secretary-Barbara Van Blyenburg