



MAKAHA VALLEY PLANTATION  
BOARD OF DIRECTORS' MEETING  
January 25, 2006  
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- B. Treasurer – The Chair briefly reviewed the year end financial statement. Director Cunningham noted that maintenance fees had been lowered a couple of years ago which caused a reduction for much needed reserves savings.
2. Delinquent Accounts – Deferred to Executive Session.
- C. General Manager's Report – Previously distributed.
1. Front entry – Pending revision of design proposal.
  2. Asphalt repaving – Final punch list completed. Table.
  3. Emergency call boxes – Installed; signs being designed for installation.
  4. Pool Salt Water Conversion – One pool pending conversion; addressing other issues with that pool conversion.

Otis introduced Wendell Poppa as the new interim lead maintenance person.

D. Committees

- (a) Security – Chair Cunningham commented their had been no recent committee meetings. Director Cunningham noted there were no speed limit signs on property and requested the board approve installation of same at all property entrances and mailbox areas. The Chair suggested signage on the entrance security gate arm. MVP Security Supervisor Tiso Maanaina stated the radar gun for checking vehicle speed is not working at this time.
- (b) Grounds - Committee Chair Mead had nothing new to report.
- (c) Documents – Owner Carol Cunningham reported for Committee Chair and Director Marjorie Collier, recommending a House Rule revision to allow 2 pets with a combined adult weight of not more than 70 lbs; allow pets to be walked off property provided the pet is under the control of an adult and that adult has pet waste bags on hand. Director Cunningham moved to revise the house rules as recommended. Director Mead voted “nay”. Directors Cunningham, Connolly, Glover and Sherman voted “aye”. The Chair announced the motion passed with by a favorable majority of votes.
- (d) Personnel - Deferred to Executive Session.
- (e) Budget & Finance – No report.
- (f) Communications – Committee Chair Glover announced he will soon finalize the draft of the newsletter for mailing.
- (g) Paving Committee – The Chair dissolved the committee since the project had been completed.

**UNFINISHED BUSINESS**

- A. Structural Investigation for Water Intrusion (Smith Hawaii)
1. Structural Investion – Report pending.
  2. Unit repairs – The GM reported the unit owner of the apartment chosen for the destructive investigation had requested that appointments to bid repairs be delayed until Feb 3<sup>rd</sup> 2006 or thereafter.
- B. A/C Guideline – The board instructed the SME to revise the authorization form to state the a/c drain line must be one inch in diameter. Director Sherman moved to approve guideline and authorizatoin form as revised. The motion passed with unanimous consent.
- C. Annual Meeting – Saturday, March 25, 2006 at 10:00 a.m., check in at 9:00 a.m.

**RECESS**

The Chair recessed the meeting at 7:55 p.m. and re-called to order at 8:00 p.m.

**NEW BUSINESS**

- A. Owner Correspondence – The board reviewed owner correspondence as detailed on a confidential memo distributed only to the directors. The board reviewed each correspondence identifying it only by the number as listed below and rendered the following decisions:
1. Appeal #1 – Director Sherman moved to deny the requested action. The motion passed by unanimous consent.
  2. Appeal #2 – Director Sherman moved to waive both parking fines consisting of \$100 and \$50 and allow the \$25 fine to remain for failure to return the guest parking pass. to remain. The motion passed by unanimous consent.
  3. Appeal #3 – Director Connolly moved to deny the appeal. The motion passed by unanimous consent.
  4. Appeal #4 – Director Sherman moved to waive the remaining balance of \$410.72. The motion passed by unanimous consent.
  5. Appeal #5 – Correspondence was provided for information only to the board. SME informed the board the realtor was incorrect in stating the fine had not been assessed.
  6. Appeal #6 – Deferred to Executive Session as a potential legal issue.
  - 7.
- B. Ratification of Actions Taken via Email Vote – The board unanimously ratified the decisions to allow pet exemptions #1 and #2 as noted on the confidential memo distributed only to the board members.

**EXECUTIVE SESSION**

The board entered executive session at 8:20 p.m. and reconvened into regular session at 8:55 p.m.

**RATIFICATION OF ACTIONS TAKEN DURING EXECUTIVE SESSION**

The board unanimously ratified all decisions taken during executive session regarding personnel matters.

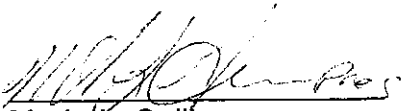
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**NEXT MEETING**

The next regularly scheduled Board of Directors meeting will be held on Wednesday, April 26, 2006, 6:30 p.m. at the Kiana Cabana on site.

**ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 8:55 pm.

Submitted by:



Marjorie Collier  
Secretary, Board of Directors  
AOAO Makaha Valley Plantation

Hawaiiana Management Company,  
Agent for Makaha Valley Plantation  
Sheryl Brown, CMCA®, Senior Management Executive,  
Recording Secretary