

ASSOCIATION OF APARTMENT OWNERS
MAKAHA VALLEY PLANTATION

MINUTES - Board of Directors Meeting

Date: January 26, 1993

Place: Makua Room, Sheraton Makaha Resort

Present: Blythe Thomas, Tom Youngblood, Virginia Eskola, Dick O'Donnell

By Invitation: Charles Houtchens, Resident Manager
Marie Calder-Clayton, Hawaiiana Management Co.:
Emerald Souza, Assistant Manager: Capt. John McFarland, Security:
Betty Thomas - 181-A: Aldene Doherty - 184-B:
Michael D. Hall - 72-C: M/M Cecil Bindel - 10-C:
M/M Bill Figgis - 193-A: Betty O'Donnell - 196-A:
Bob Eskola - 87C: M/M Cliff Weber - 163-A:
Tom Powers - 88-A: M/M Abel Castro - 24-C:
Carole Monus & Bill Hays - 24-A: Philip Wartman - 22-A:
Gladys Singleton - 55-A: Claude Davis - 14-C:
M. White & N. Robinson - 83-A: Les Rhea - 195-A:
Charles P. Grahl - 123-C: Charles L. Andrews - 37-C:
Robert Weaver - 97-A: Loretta McDaniel - 182-A:
Dave Sharp - 23-C: Gilbert I. Patterson - 166-A:"
Sandra Grant - 192-A: Dorothy Smith - 34-A:
Flora May Majewski - 31-A: Bonnie Sorensen - 2-B:
Mary K. Kauffman - 127-A: Dale J. Fajardo - 148-B:
Rainbow Elizabeth Mahoney - 115-A: Ruth Swinney - 118-A:
M/M Dennis Hemingson - 116-A: Jacob Afong - 87-A:
Randy Smith - 87-B: Melody Murphy - 159A/17-C.

A quorum being present, President Thomas called the meeting to order at 7:00 PM.

The Minutes of the meeting of November 24, were approved unanimously as distributed.

Correspondence

1) Hedell - 66-C - Information.

Reports of the Officers

Reports of Treasurer Eskola, Resident Manager Houtchens, and Security Captain McFarland are attached.

Unfinished Business

1) **Parking Lot Restoration 707 Area** - Resident Manager Houtchens did not have the file with him on this problem. He was asked to get an up-dated estimate on the restoration, as the information we do have was supplied approximately a year ago, and have it for the February meeting.

2) **Computer System - Security Station** - Proposal from MDH Associates to install a computer terminal at the Security Station to permit Security Staff to access resident information when the office is closed - cost approximately \$5895 plus tax. After discussion, Vice-President Youngblood suggested Captain McFarland get information to prove that the expenditure of this amount is warranted. Nothing was put in the 1993 Budget for this addition.

New Business

1) **Accident-Free Days** - November Winner was Francis Sabagala.
December Winner was Reno Velleses.

2) **Telephone Vote - Re-Tiling Pool Rest Rooms** - The Board unanimously ratified a telephone vote taken to re-tile the rest rooms at both pools.

3) **Vertical Standing of Beach Mats on Lanais** - Some residents had requested permission to put bicycles on lanais. It was suggested that beach mats could be placed vertically on the lanais so that the bicycles could not be seen. It was noted that our rules preclude this. Suggestion was dropped.

Next meeting will be held on Tuesday, February 23rd, 1993, in the Makua Room, Sheraton Maikaha Resort & Country Club at 7:00 PM.

The Board went into Executive Session at 8:35 PM to discuss personnel matters.

The meeting was adjourned at 9:00 PM.

W. Blythe Thomas, President/Secretary

Report of the Treasurer **December, 1992**

Total Receipts		\$ 127,260.27
Operating Expenses	122,249.64	
Major Improvements	29,540.97	
Total Operating Expenses		151,790.61
Total Operating Surplus/(Deficit)	5,030.63	
Total Association Cash & Reserves		222,943.94

Virginia Eskola, Treasurer.

Report of the Resident Manager

As reported in the November Meeting Minutes, the rest rooms at the pools were supposed to be completed by January. The walls at the Sun 'N Fun Pool were tiled over sheetrock, which had many holes and the walls had to be removed, along with the completely rusted-out dividers. The tile at the Sun 'N Fun Pool is completed, and the tile at the Quiet Pool will be completed January 27th. At that time, all the fixtures will be replaced, and the Hayden Co. will be here on Friday, January 29th to install the new dividers. Thanks for being so patient and understanding while the rooms were out-of-order, to permit us to coordinate the tearing out, rebuilding, re-tiling, re-plumbing and so forth.

Here it is January, and the awnings for those who ordered them, are not yet installed. Last week, I met with the owner of Pacific Awning, and he states that he has all the material in his warehouse, just waiting for the permits to be issued -- hopefully, in February !! If anyone is concerned about their deposit, Pacific Awning will be pleased to give a refund.

By now, I'm sure you have noticed that the tree trimmers are on property - that shredder sure is busy !! The Board approved having 365 trees trimmed - this was started on January 19th, and should be completed by February 5th. I am already noticing several places on the buildings which will have to be repainted, due to the rubbing of tree limbs against the wood. I would like to thank the Board for their decision to approve this job, as it wasn't started a day too soon.

Western Pacific Mechanical Co. completed the replacement of the PVC valve bank in the 664 area beside 190. The water pressure now seems to be almost perfect, with little or no fluctuation. The cost for this area is \$6,822.94.

The final portion of the fence at the front, will be started shortly after the first of February, and will require approximately five days to complete.

Installation of the eight brass check valves was completed about the 15th of January at a total cost of \$5,732.64. The Board approved nine valves at a total cost of \$6300.00, but one area already had a brass valve which did not require changing.

The new copy machine arrived on January 5th - this is about the greatest copy machine I have ever seen. I assisted Mr. Thomas when he was getting the mailouts ready for the Annual Meeting. With this machine, copying and sorting everything it took us less than three hours. The total cost for this machine was \$12,505.54, and with the trade-in of the old machine for \$2,000, left the total cost to be \$10,505.54.

With the exception of the check valves, all the above items are covered in the 1993 budget.

Last but far from least, is the water problem we are having mainly in two areas - 757 and 754, though we have experienced about four electrical problems in the 687 area, and a printed circuit board in the heat pump was replaced there on January 21st. Hopefully, that has eliminated the problems in that area. As far as the 754 area, I have contacted the Board of Water Supply four times. They came out here once. We have been under buildings from midnight to 3:00 AM on several occasions, turning off hot water lines attempting to locate any possible bad leaks in apartment commodes or faucets, and particularly in bathtubs. No luck !! I was sure after two months that the heat pumps were bad. We checked both the heat pumps in every possible way, including a Thermal Multipurpose Recorder, which we used to record for two weeks. No problems located. One person kept saying we had an underground hot water leak. I would not let myself believe this. After many weeks of checking everything, we had a special meter installed in the 754 boiler room in a 3 inch water line connected to the heat pumps. It has been determined that, after turning off all valves underneath the condos, water continues to run at the rate of 3 gallons per minute. Last Thursday, January 21st, we had Leakbusters out again, and again, along with the MVP crew, turned all valves off. Leakbusters determined that the leak was under the 754 laundromat. We are now 7 feet below ground and have located several indications of a possible leak, but nothing that would indicate a loss of three gallons per minute. Some seven years ago, a leak was found in this same area - we found that they had fractured a gas line and repaired it with duct tape. This work has been delayed due to getting the proper people over the weekend, but we have plans for immediate continuation of work. Please bear with us. In the 757 area, we have everything go wrong that you can imagine !! We have had the recirculating pump burning out, bad breakers, recirculating pump bracket breaking and air locks. And, of course, these always happen at night !! I would like to apologize to all the tenants and homeowners in these areas for the inconvenience - I know what it's like as I live in one of these locations myself. I have contacted a heat pump expert with Hawaiian Electric Co., who will be coming out later this week, and will do an evaluation on our heat pump system. There will be no charge to MVP for this evaluation.

Total parking receipts for December 1992 was \$3,325.00.

Charles Houtchens.

Report of Security

January 1993

On behalf of the Security Staff, I wish to thank the Association, as well as the Board of Directors, Resident Manager and Assistant Resident Manager for the Christmas Party, which included the Security Personnel.

There are some new faces on the Plantation wearing Security uniforms. These are our new recruits which along with our regulars are doing a good job making sure all is secure for your safety as well as a peaceful and serene place in which to live.

Our Security Staff has caught approximately four adult guests walking onto the Plantation behind the 754 area where the fence presently stops. The Security Officers involved have contacted the residents to be visited to receive authorization. In addition, they have advised both the resident and guest that the guest must use the front gate to enter Makaha Valley Plantation.

We have had at least six different instances where an ambulance was required at a unit. Security responded and all passage ways from the unit to the ambulance was cleared of traffic to ensure a speedy entrance and exit for the paramedics, as well as the tenant needing assistance. The rest of the areas were checked by the other officers. In one instance where an ambulance was called due to a tenant being cut, one of our officers was asked by the paramedic to hold a towel to the tenants' cut and apply pressure. Afterwards, the paramedic extended his thanks to the officer.

I'm pleased to report, once again, that I have received several compliments from residents and from yearly vacationers regarding the quieter and more peaceful atmosphere here at the Plantation. The vacationers stated that this peace and quiet permitted them to enjoy their vacation much more than previously. Another compliment frequently received is how safe people now feel at the Plantation.

Recently a Security Officer observed a female sitting behind a dumpster in a corner around 11:00 PM. The Officer met with a second Officer, and they approached the female to see if she needed assistance, without alarming her. It turned out she was a resident and she was escorted to her unit.

Security also had a problem with trash being continuously deposited in a parking stall belonging to an owner. For some time we could find no information as to who owned the trash. Finally, persistence paid off. The trash contained a name, which led to a unit number. We were able to put a stop to this disregard of other tenants' property and the beauty of MVP.

In closing, I would like to thank all of you for your confidence and your support of the Security Staff.

John McFarland, Security Captain.