

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
TUESDAY, JANUARY 26, 1999  
7:00 P.M., WAIANAE REGIONAL GYM, ARTS AND CRAFT ROOM

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:00 p.m., by President Larrabee.

ESTABLISH A QUORUM

A quorum was established.

Members Present:                   Bette Larrabee                   Bobbie Castro  
  David Duke                       Alvin Silva

Members Absent:                   Dale Fajardo

Present by Invitation or as Guests: Peggy Hoots, Manager  
  Jim Coupland, Hawaiian Management Co., Ltd.  
  Major Mesa, Burns International Security (Arrived 7:09 p.m.)

APPROVE MINUTES

There being no corrections or changes, the minutes of the November 24, 1998, Board meeting were approved as presented, following a motion to approve by Treasurer Duke, a second by Director Castro, and unanimous vote to approve.

TREASURERS' REPORT

A.     The Treasurer's Report was presented by Treasurer Duke. He stated that American Savings Bank approved a loan to Makaha Valley Plantation for \$3.68 million, at an interest rate of 9%, payable over ten (10) years, with interest only payments the first six (6) months. The Bank required the Board to approve four resolutions.

Treasurer Duke moved to approve the American Savings Bank, \$3.68 million loan and accept the terms of the loan. Director Castro seconded the motion. The vote for the motion was unanimous.

Treasurer Duke moved to approve the establishment of an American Savings Bank account to hold the loan money. Director Castro seconded the motion and the motion passed unanimously.

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TREASURER'S REPORT, Continued

Treasurer Duke moved to approve the American Savings Bank Resolution outlining the terms of the loan. Director Castro seconded the motion. The motion passed unanimously.

Treasurer Duke moved to authorize the President and Treasurer to sign all loan documents. Director Castro seconded the motion. The motion passed unanimously.

SECURITY REPORT

Major Mesa, Burns International, Inc., made his monthly report to the Board of Directors, emphasizing that no vehicles had been stolen for the full year. They are working on ways to control parking on Huipu Drive. They will no longer issue fines directly to residents, but rather write up their report and turn them in to Major Mesa for his review and then to the Makaha Valley Plantation Manager. After reviewing each case, she will then approve them and turn them back to Major Mesa, who will then issue the appropriate fines. After completing his report, he departed at 7:24 p.m.

MANAGEMENT EXECUTIVE'S REPORT

The management executive's report was distributed prior to the meeting. Additionally, he reported that 293 people, 51.0769%, voted for approving the loan for the renovation project. There are still only two By-Law Amendments approved. The next closest amendment needs six more votes before the third amendment is passed. He announced there would be Written Consent forms at the Annual Meeting for owner's use. There being no questions, he closed his report.

MANAGER'S REPORT

The managers' report was distributed prior to the meeting. A copy of this report is on file in the manager's office and Hawaiiana Management Co., Ltd.

UNFINISHED BUSINESS

The following were taken out of sequence to move the meeting along more rapidly, as the building had to be closed at 8:45 p.m.

- B. Ratify Telephone Approval for DLM Trimming Coconut Trees - See Paragraph C.

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UNFINISHED BUSINESS, Continued

- C. Ratify Telephone Vote To Accept Engineering Forensics Hawaii (ENF) Renovation Time Table – Treasurer Duke moved to ratify the telephone votes on DLM Trimming the Coconut Trees and the Renovation Schedule developed by ENF. Director Castro seconded the motion and the motion passed unanimously.
- D. Bill From Agent for 22C – Pest Control of Wasps – Director Castro moved to turn the issue over to the Association Attorney for resolution. Treasurer Duke seconded the motion. The motion passed unanimously.
- A. Resolution on Holiday Pay – Part Time Employees – “Be it resolved that the Makaha Valley Plantation Employee Handbook be amended so that Part Time Employees will not be paid Holiday Pay when they do not work on a Holiday, and regular pay for the hours they do”. Director Castro moved to approve the resolution. Treasurer Duke seconded the motion and the motion passed unanimously.
- E. American Savings Bank Renovation Loan  
1. Authority to Sign Agreement – See Treasurer’s Report
- F. Oceanic Cable Letter and Agreement – Several questions surfaced and the Board asked that they be resolved prior to signing any agreement.
1. Is Oceanic Cable using Makaha Valley Plantation cable conduits to run cable to other Associations?
  2. What would be the cost to owners if Makaha Valley Plantation decided not to fund cablevision for the Association?
- This issue is deferred until these questions are answered.
- G. Ratify Purchase of Heat Pump for Spa – Tri-R Products – Director Castro moved to ratify the decision to purchase a heat pump from TR Enterprises, Inc., for \$4,400.00, installed. Treasurer Duke seconded the motion. The motion passed unanimously.

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NEW BUSINESS

- E. Towing Contract – Mel's Transmission Service and Auto Repair – Director Castro moved to accept the new towing agreement from Mel's Transmission Service and Auto Repair. Secretary Silva seconded the motion and the motion passed unanimously.
- F. Proposal to Trim Large Trees from DLM – This motion is deferred indefinitely.
- G. Resolution on Cars Parking on Huipu Drive – The management executive was directed to seek Councilman's DeSoto's Assistant's help and develop a method to control this parking.
- H. Public Telephone Proposal From GTE – Treasurer Duke moved to accept the GTE five year agreement, with the Association receiving 15% of the monthly proceeds. Director Castro seconded the motion. The motion passed unanimously.
- I. CPA Proposal for 1999 – Terry Wong – Director Castro moved to accept Terry Wong's proposal to accomplish the 1999 Audit, Surprise Cash Verification and taxes for \$1,200.00 plus tax. Treasurer Duke seconded the motion, which passed unanimously.
- A. Annual Meeting
1. Location – Director Castro moved to ratify the previous decision to use the Makaha Golf Club for the Annual Meeting at \$6.95 per person.
  2. Tally Clerks Mileage – Treasurer Duke moved to authorize the payment of \$10.00 per driver to the Tally Clerks and Secretary for driving the long distance to the Annual Meeting.
- B. TR Enterprise Inc. – Heat Pump Repair Proposal – Director Castro moved to accept the TR Enterprise proposal to replace 9, T-22 relays, at three per wash house, at a price not to exceed \$4,100.00. Treasurer Duke seconded the motion and the motion passed unanimously.
- C. Car Windshield Damage – Sokolowski, Unit 122A – Mr. Sokolowski requested reimbursement of \$100.00, his insurance deductible, as something fell from a tree over his car and ruined his windshield. Director Castro moved to approve his request and to pay him when he showed proof the work on his car was completed. Secretary Silva seconded the motion, the motion passed unanimously.

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NEW BUSINESS, Continued

D. Bike Riding on Grassy Areas – Silva, Unit 42A Letter – Deferred to Executive Session

EXECUTIVE SESSION

The Board adjourned to Executive Session at 8:40 p.m., to discuss legal issues.

The Board reconvened to the Regular Board meeting at 8:43 p.m.

The results of the Executive Session were that a deficiency judgment would be filed against 72B, Manasala only. The payment plan requested by the owner of 188C was approved.


DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Thursday, February 18, 1999, at 7:00 p.m., Waianae Regional Gym, Arts and Craft Room.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:45 p.m.

Submitted by:

  
Jim Coupland  
Recording Secretary

Approved by:

  
Alvin Silva  
Secretary