

MAKAHA VALLEY PLANTATION
ASSOCIATION OF APARTMENT OWNERS
REGULAR MEETING OF THE BOARD OF DIRECTORS

APPROVED MINUTES

January 27, 1998, 7:00 p.m., Wai`anae Community Center

CALL TO ORDER: A quorum being present, Ms. Larrabee called the meeting to order at 7:05 p.m.

MEMBERS PRESENT: Bette Larrabee, President; Alvin Silva, Secretary; David Duke, Treasurer; Bobbie Castro, Director.

EXCUSED: Dale Fajardo, Jim Coupland.

GUEST: John Lorenz, Acting Property Manager; Peggy Hoots, Interim Manager; Captain Norman Brewster, Burns Security; James Manaku, Wai`anae Neighborhood Board No. 4, Transportation Committee Chair; Charles Herman, Vice-Chair.

APPROVAL OF MINUTES: Mr. Duke motioned to approve the minutes for November 10, 25, and December 17, 1997. Ms. Larrabee seconded the motion. APPROVED 4-0

REPORTS:

SECRETARY: I have located the lead architect that developed the original plans for the Plantation. They are in the process of bringing them out of storage and reviewing them for completeness. We will have high quality copies made for use during our many construction projects.

DIRECTOR: Ms. Castro mentioned she was glad to see many homeowners at the meeting. She encouraged homeowners to run for the Board of Directors and to be at the annual meeting. We are waiting for more reports to come in on our various studies. We need these reports before we make decisions on our various repairs.

TREASURER: Mr. Duke was pleased to report that our delinquencies are less than they have been in the past. We have received approximately 200 responses on our By-Law changes. We will be sending out a second mail out to those home owners that have not responded.

At this time, Mr. Duke introduced Mr. Manaku and Mr. Herman of the Wai`anae Neighborhood Board No. 4, Transportation Committee. They came to announce the changes to the Bus route 51A and to make us aware of the proposed Mauka Hiway. The changes to route 51A passed committee and will be voted on at the next Neighborhood Board meeting. State Representative Merwin Jones is proposing a Mauka Hiway development. The new 6 lane Hiway would go through Makaha Valley, parallel the Wai`anae mountain range, and eventually go through the mountain range to

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central Oahu. This would cost Billions of dollars of State money and distort the beauty of the Wai`anae mountain range. Mr. Manaku and Mr. Herman are proposing an alternate route using existing roads that would steer clear of extreme danger areas. We could use Federal Hiway Disaster Funds to develop these roads and improve the surrounding infrastructure. This would save our State funds, improve the community, and preserve the existing beauty. This proposal will be presented to the Neighborhood Board in February. We must stop the process of wasteful spending and poor planning like the H-3 Freeway.

Money has been allocated for re-paving of Makaha Valley road and is in the process of being scheduled.

PROPERTY MANAGER: Reserves are \$589,678 and \$40,555 in cash.

INTERIM MANAGER: Statistics and accident free winner report is enclosed.

SECURITY: Statistics report is enclosed.

UNFINISHED BUSINESS:

1. Bus route 51 changes have been approved by the Neighborhood Board Transportation Committee and will be voted on by the full Neighborhood Board in February.
2. High pressure sodium light fixture installation has been delayed. The kits came in but were not what was expected. We will continue to work on the problem.

NEW BUSINESS:

1. Reconfirmation of cost for heat pump coil and compressor replacement.
2. Rodent control bids are not complete as of this date.

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3. Oceanic cable contract has been renewed for another year.
4. Because of the on going problems we are having with our current computer network, it has been recommended to purchase a new computer system to be the server for the other network computers. Mr. Duke motioned to purchase a new computer system from Dell, Inc. at a price of \$995 plus tax. Ms. Larrabee second the motion.
APPROVED 4-0.

5. Mr. Duke motioned and Mr. Silva second to reconfirm the Heat pump & solar consultant bid authorization. Approved 4-0

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6. Mr. Duke motioned and Mr. Silva second to reconfirm the construction consultant bid authorization. Approved 4-0

7. Mr. Silva motioned and Mr. Duke second to authorize the research of the original plantation blueprint up to A cost of \$500. Approved 4-0

NEXT MEETING: February 24, 1998, 7:00 p.m., Wai'anae Community Center

ADJOURNMENT TO EXECUTIVE SESSION AT 8:30 P.M.

APPROVED APRIL 28, 1998.

ALVIN P. SILVA
SECRETARY