

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

**APPROVED MINUTES**

January 28,1997; 7pm, Wai`anae Community Center

**PRESENT:** President, Bette Larrabee; Vice-President, Cecil Bindel; Secretary, Alvin Silva; Treasurer, David Duke.

**ABSENT:** Director, Wayne Thompson.

**GUEST:** Property Manager, Jim Coupland; Resident Manager, Jack Custer; Administrative Manager, Peggy Hoots.

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

**APPROVAL OF MINUTES:** Mr. Duke motioned to approve the November 13 and December 12, 1996, minutes. Ms. Larrabee seconded the motion. APPROVED 4-0.

**CORRESPONDENCE:** 15 item list from 4 homeowners will be discussed in open session.

**REPORTS: PRESIDENT:** The Board and the RM are continuing to work on our roof leak problems and come up with solutions. Our finances have been in better shape than they have been in many years. We are holding down our expenses and meeting our goal for our mandatory reserves. Our workers compensation insurance gave us a refund of \$28,000. This refund was the result of out-sourcing our security operations.

**VICE-PRESIDENT:** Mr. Bindel discussed the heat pump problems and that we need to have our set up evaluated. Mr. Bruckmann (23B) suggested contacting Mr. Ron Knock who works on heat pumps at the complex he manages. Hawaiian Electric Company will also be evaluating our situation. Stairs and stairways are another concern that needs to be address. Mr. Macdonald (63A) has a bid from his contractor to replace the first flight of stairs as a sample of workmanship and cost. The "Board and the RM will continue to work on this problem.

**SECRETARY:** Mr. Silva asked Mr. Macdonald to check with his contractor on the possibility of using high-density recycle plastic lumber for repair and replacement of our stairs and stairways. We are trying to remedy our roof leaks but the design of the building makes it difficult to locate the problem.

**TREASURER:** We met our goal of having \$500,000 in our reserves by December 31, 1996. We are waiting for a follow up from our attorney on additional changes the Board wanted on the By-Laws. It is hoped the final changes will be ready to send to homeowners by May, 1997.

## MVP BOARD OF DIRECTORS REGULAR MEETING MINUTES FOR JAN 28, 1997

**PROPERTY MANAGER:** The Plantation was \$16,000 under for the 1996 operating budget. Delinquencies were \$1,000 higher this month. Financial institutions are buying back some units and are paying off some debt to the Association.

**RESIDENT MANAGER:** Report is enclosed.

**OLD BUSINESS:** 1. Speed bumps & parking lot paving - Engineers report has not been received as yet.

2. Custodial and Maintenance contract bids are still being negotiated.

3. Security evaluation (cameras, etc.) bids are being evaluated.

4. Pressure regulators need to be evaluated but have been put on hold.

5. Traffic modifications have been made and speed bumps have been received. They will be installed soon.

**NEW BUSINESS:** 1. Pool Personnel have been a problem and it has been suggested that we should out-source this operation also.

**MOTION MADE BY MR. DUKE THAT THE ASSOCIATION SOLICIT BIDS TO OUT SOURCE POOL PERSONNEL. MR. SILVA SECONDED THE MOTION. APPROVED 4-0.**

2. Roof repairs are being worked on..

3. Coconut tree trimming is needed and the RM will seek bids to do this operation.

4. Accident free winner for December Michael Bagoyo of maintenance.

**OPEN DISCUSSION:** Various discussions took place during the meeting covering security, pool operation, roof leaks, stairway repairs, etc. All these items are continuing to be addressed and some decisions were made as indicated above.

**NEXT MEETING:** Next meeting will be February 25, 1997.

**ADJOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL MATTERS AND FINE APPEALS**

**MINUTES APPROVED FEBRUARY 25, 1997.**



**ALVIN P. SILVA  
SECRETARY, BOD**