

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
TUESDAY, January 28, 2003
7:00 P.M., MAKAHA RESORT & GOLF CLUB

APPROVED

CALL TO ORDER

The regularly, scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 8:10 p.m., by President Sokolowski. A recess was taken at 9:50 PM and the regular meeting was reconvened at 10:10 PM.

ESTABLISH A QUORUM A quorum was established.

Members Present: President Greg Sokolowski, Vice president Alvin Silva, Secretary Hugh Conroy, Treasurer Al Deleconio and Director Bobbie Castro.

By Invitation. Kenneth Darroch, Resident Manager, Rich Wolter, Hawaiiana Management Co. and Wackenhut Security Site supervisor

Reading of the MINUTES

A. Minutes of the December 2, 2002 Board meeting. President Sokolowski moved to approve the December 2, 2002, minutes. The motion was approved by unanimous consent.

HOMEOWNER'S FORUM – Homeowner's Forum was held prior to the regular meeting

REPORTS

A. Security. On site supervisor provided an oral and written Security report (on file)

B. Treasurer

1. Financial Statements for November & December 2002. Treasurer Al Deleconio reported on the November & December 2002, Financial statements and moved to accept the November & December 2002 Financial statements, subject to audit. The motion was approved by unanimous consent

2. Delinquency– Delinquency Report was distributed prior to the meeting by the Management Executive. Action tabled to Executive Session

C. Committee

1. Security – David Duke presented an oral and written (on file) report.

2. Grounds – Steve Deleconio presented an oral report

3. Special Projects – Pat Patterson presented an oral report.

4. Web Site-no report

D. Managers'

1. Resident Manager's Report was distributed prior to the meeting. A copy of this report is on file in the Resident Manager's Office and Hawaiiana Management Co., Ltd.

2. Association Manager's

a. Written Consent, Bylaw Amendment– 54.9% of owners have voted to approve it.

b. Basketball Court and Putting Green Renovation. Final inspection is 01-30-03

c. Parking/Driveway Renovation-deferred

d. 72" drain pipe cleanout-deferred

e. Heat Pump installation-Water Storage tank isolation valves. HP install at 50% complete

f. Guidelines for green waste disposal-reported

UNFINISHED BUSINESS -

A. Maintenance Building & Wash house 707. Treasurer Deleconio moved and Director Castro seconded the motion to approve the proposal from ABM Family of Services to provide the renovation to the electrical system in the buildings at a cost not to exceed \$15,750.00. The motion was approved by unanimous consent.

B. Security Agreement. See Executive session below.

C. Hot Water Storage Tanks. Treasurer Deleconio moved and Director Castro seconded the motion to approve the proposal from Commercial Plumbing company to remove and replace 20 defective tanks at a cost not to exceed \$40,000. The motion was approved by unanimous consent.

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NEW BUSINESS

A. Visitor Protocols. Vice president Silva moved and Director Castro seconded the motion to restrict the use of amenities and facilities, such as the vehicle washing area and water use and the use of the wash house facilities to registered residents only and signs to that effect shall be posted. The motion was approved by unanimous consent.

B. ABM Rate Request. Treasurer Deleconio moved and Secretary Conroy seconded the motion to deny the rate increase requested. The motion was approved by unanimous consent.

C. K&R Shioi Builders Roof repair. Treasurer Deleconio moved and Secretary Conroy seconded the motion to approve the proposal from Shioi builders to repair the pool, pump house roof at a cost not to exceed \$1700.00. The motion was approved by unanimous consent.

D. Owner petition re: noise created by resident in unit 128A. The Board directed that the individual responsible for the noise shall be cited and should the issue not be solved by warnings that the owner of the unit shall be notified and more strenuous actions would be directed to both the owner of the unit and the resident.

E. Owner/resident appeals

1. Unit 128C-charge for locksmith. Director Castro moved and Vice president Silva seconded the motion to grant the appeal. The motion was approved by unanimous consent.

2. Unit 073B-citation for verbal abuse & title opinion. On recommendation of Association Manager and legal counsel, the Board waived the fines for the citation and notified the resident that the documentation presented did prove ownership of the unit, as requested by resident with an agreement of sale that had not been properly recorded in the land court system.

3. Unit 104B-noise. Director Castro moved and Secretary Conroy seconded the motion to deny the appeal. The motion was approved by unanimous consent.

F. Noise and dust from off-site developer. The Board directed a complaint be transmitted to the owner of the 13.56 acre stand of land south of the Plantation boundary.

G. Director Nominations. Manager reported the four owners by letter had placed their names into nomination for director positions during election at the annual meeting. They included Vice president Silva, Monty Glover, Richard Lever and Michael Babineck.

H. During the Executive session the Board approved various means to enable the Association to recover unpaid and delinquent maintenance fees.

I. During the Executive session the Board approved the termination date for the Wackenhut Security company, presently serving the Association, and approved an agreement with Star Protection company, as the successor Security company to serve the Association.

EXECUTIVE SESSION

Hearing no objection and by consent, President Sokolowski adjourned the regular meeting at 10:10 PM for an Executive Session to discuss legal issues. The regular meeting was reconvened at 11:04 PM

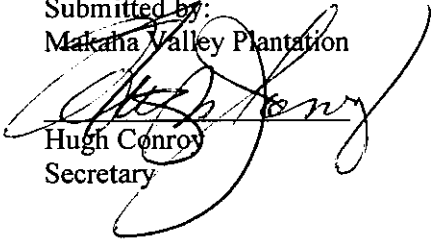
NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Tuesday, February 25, 2003, at 7:00 PM, Makaha Resort & Golf Club.

ADJOURNMENT

Noting no other business on the agenda and hearing no objection, President Sokolowski adjourned the meeting 11:05 PM.

Submitted by:
Makaha Valley Plantation



Hugh Conroy
Secretary

Hawaiiana Management Company
Agent for Makaha Valley Plantation
R. C. Wolter
Management Executive
Recording Secretary

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Owners Forum Issues

Unit
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Unit
Unit