

MAKAHA VALLEY PLANTATION

M I N U T E S

REGULAR MEETING of the BOARD OF DIRECTORS of the
Association of Apartment Owners of MAKAHA VALLEY PLANTATION

DATE: January 30, 1986

PLACE: Conference room, National Mortgage & Finance,
Ltd.

PRESENT: President Ron Melchin
Vice President Frank Berry
Secretary Maybelle Yeomans
Treasurer Linda Powers

EXCUSED: Director Hoolae Paoa
Asst. Secretary James M. Johnson

BY INVITATION

Andy Kubo & Calvin Taniguchi of
National Mortgage & Finance, Ltd.
Brian Sugimoto, Attorney

ATTENDEES: The following owners were present:

Ruth Swinney
Lavonne Kelly
Cathleen Stewart
Bob Rose
Jim Stewart
Shirley Nagel
Ray Nagel
Sylvia Martin
Valerie Cook
Arch Cook

CALL TO ORDER: 10:05 a.m.

MINUTES OF REGULAR MEETING DATED OCTOBER 8, 1985 AND MINUTES
OF CONFERENCE CALL DATED NOVEMBER 20, 1985 WERE APPROVED.

CORRESPONDENCE:

Re letter stating termination of agreement on Hale Mololokai
we are to write to Mr. Yee and reiterate the termination of
any agreement to use the Plantation roads for access to his
property.

Re letter from Attorney Wesley K.C. Lau regarding
foreclosures and request for fees to proceed, Andy Kubo
reported some of the delinquencies have been paid and
he agreed to keep a close check list and advise the Board.
Payment of fees due deferred until next Board meeting.

Letter from Powers and Yeomans regarding managing agent's
responsibilities, action deferred until next Board meeting.
Letter to members of the Board re "Management" action also

deferred until next Board meeting.

Action on claim for water damage from 107B deferred until next Board meeting.

Re letter dated Dec. 10 from Andy Kubo he advised that he had hired Attorney Kale Watson to file liens on United Resort units as there is a pending sale. Andy stated he had never processed a check for \$42,000 he had previously received from United Resorts because he felt there was insufficient funds and also stated that he had returned the check to United Resorts without making a copy, again because of the pending sale. 24 units are to be closed next week.

Re letter from Oahu Gas regarding payment on promissory note, we were advised that payment had been made.

Re letter and contract for ground maintenance, action deferred until next Board Meeting.

Re letter and contract for washers and dryers, action deferred until next Board meeting.

Re letter from Copiers Hawaii contract has been entered into.

We have provided Brian Sugimoto with a Resolution to represent us and to work with the law firm of Tamoe & Tamanaha and Donald Kong, CPA, to recover the monies due us from Condominium Management Consultants, Inc.

At the request of the Secretary, Brian Sugimoto and Andy Kubo have agreed to provide a current owner's list to her. It is imperative that she have a current copy to properly notify owners of the upcoming Annual Meeting in March.

Resident Manager's reports of November 2 and December 6, 1985 were accepted as read, copies having been provided to all members of the Board.

Regarding claim by Fergus that we owe them approximately \$13,500 in lease rents, President Ron Melchin stated he had met with them and it seemed that we did owe about \$4,000. It was the consensus that we ask for proof of the debt before making any payment. We are to get a letter from Donald Kong re costs.

NEW BUSINESS:

We are to have our Annual Meeting the last week in March. A Newsletter is to be prepared. It was moved seconded and carried that we use the League of Women Voters to monitor the meeting and that all proxies will go to them.

Linda Powers moved that all Board Members furnish proof of right to serve on the Board. Seconded by Yeomans. Berry moved to amend that at the next annual meeting all applicants provide proof of ownership as well as existing

board members, seconded and approved as amended.

Frank Berry moved that the Board recommend a nine-member Board, seconded by Melchin. Aye Melchin, Berry, Yeomans. Nay Powers.

Linda Powers moved that the Secretary be empowered to contact the League of Women Voters to administer the Annual Meeting of Owners. She is empowered to contract for these services up to \$2500. Seconded by F. Berry, approved unanimously

Linda Powers moved that we approve the 1986 budget as provided, seconded and unanimously approved

Meeting adjourned at 12:50 p.m.

Respectfully submitted,



Maybelle P. Yeomans
Secretary