

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
SATURDAY, January 31, 2004
MAKAHA RESORT & GOLF CLUB

CALL TO ORDER

Regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 9:01 AM by President pro tem Vice president Deleconio.

ESTABLISH A QUORUM A quorum was established.

Members Present: President Babineck (by phone), Vice president/Treasurer Deleconio, Secretary Conroy and Directors Mead, Sokolowski and Glover.

Excused: Director Collier

By Invitation. Shirley Landford, OM, and Rich Wolter, Hawaiiana Management Co.

HOMEOWNER'S FORUM – Homeowner's Forum was held during a recess of the regular meeting. The regular meeting was recessed at 10:05 AM for the owner's forum and the regular meeting was reconvened at 10: 55 AM

Approve Revised Agenda

Secretary Conroy moved to approve the revised agenda. The motion was approved by unanimous consent.

Secretary Conroy move to alter the agenda to take up the Unfinished and New business portions of the meeting prior to reports. The motion was approved by unanimous consent.

Reading of the MINUTES

A. Minutes of the December 10, 2003, regular Board meeting. Secretary Conroy moved to approve the December 10, 2003, minutes. The motion was approved by unanimous consent.

REPORTS

A. Security. No report

B. Treasurer

1. Financial Statements for December 2003. Director Glover moved to accept the December Financial statements, subject to audit. The motion was approved by unanimous consent.

2. Delinquency. Tabled for the Executive session

C. General Manager. ME Wolter provided an oral and written (on file at the Association office) report.

D. Association Manager. See General Manager's report above.

E. Committee

1. Security-Monty Glover provided an oral report.

2. Building/Grounds-Steve Deleconio. provided an oral report

3. Compliance/House Rules- Hugh Conroy provided an oral report

4. Personnel. Greg Sokolowski. No report

5. Budget & Finance. Al Deleconio. Provided an oral report. (See Financial Statements above.)

6. Communications. Formerly the WEB site committee. Monty Glover provided an oral report.

UNFINISHED BUSINESS

A. Sewer Line Maintenance. Deferred

B. Common Element Lighting Improvements. Deferred. (Referred to Grounds committee.)

C. Solid wall, Western property line between the Plantation and the adjoining property at the 665 area. Deferred

D. Solid Waste Compactor. Deferred

E. Reconsider purchase of unit 165A. Deferred indefinitely. (no consenting director offered a motion to reconsider)

F. Reconsider the Office security monitoring system. Deferred indefinitely (no consenting director offered a motion to reconsider)

G. Reconsider after hours Visitor parking. Deferred indefinitely. (no consenting director offered a motion to reconsider)

H. Tree trimming RFP. Deferred.

I. Unit 160B renovation. Deferred.

J. Heat Pump Repair W/H 755. Director Sokolowski moved to validate the e-mail vote to repair the heat pump in w/h 755 at a cost not to exceed \$2370.00. The motion was approved by unanimous consent.

K. Legal opinion on agreement with Keener Technologies. Director Sokolowski moved to remove the requirement to seek a legal opinion on the draft agreement between the association and Keener Technologies for the installation of security systems. The motion was approved by unanimous consent. (President Babineck was not available by telecommunications means to cast a vote)

L. Agreement with Matoba Virtual Solutions. Director Glover moved to approve an agreement with Matoba Virtual Solutions to repair office computer systems database at a cost not to exceed \$1500.00. The motion was approved by unanimous consent. (President Babineck was not available by telecommunications means to cast a vote)

NEW BUSINESS

A. National Ensign Displays. Director Glover moved and Director Mead seconded the motion to approve displays of the national ensign during daylight hours in accordance with the Federal, national standards. The motion was approved by unanimous consent. (President Babineck was not available by telecommunications means to cast a vote)

B. Board meetings-quarterly. Deferred

C. Mediated Agreement with unit owner. See Executive session

D. Towing Company RFP. Deferred. Director Glover moved to deferred this issue for additional proposals. The motion was approved by unanimous consent.

E. Wild Poultry population. Director Sokolowski moved to direct management to remove the poultry from the property within 60 days. The motion was approved by unanimous consent.

F. Designating Manager's unit. President Babineck moved to designate unit 165A as the residential unit for an on site manager. The motion was approved with five (5) directors, who voted to approve the motion, and one (1) director, Sokolowski, who abstained.

G. Pool Furniture. Director Glover moved to approve the purchase of pool furniture at a cost not to exceed \$3,500.00. The motion was approved by unanimous consent.

H. Legal opinion to purchase Unit 165A. Director Glover moved to ratify the e-mail vote to obtain a legal opinion on the legitimacy of the purchase of unit 165A. The motion was approved by unanimous consent.

Vice president Deleconio recessed the meeting at 11:28 AM and reconvened the regular meeting at 11:36 PM

G. During the Executive Session the Board approved various means to enable the Association to recover unpaid and delinquent maintenance fees and steps to collect delinquent accounts, decided requests for the appeal of fines or privileges, disapproved censure of directors and approved a mediated agreement.

EXECUTIVE SESSION

Hearing no objection and by consent, Vice president Deleconio adjourned the regular meeting at 11:36 AM for an Executive session to discuss personal and legal issues. The regular meeting was reconvened at 2:20 PM.

NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Wednesday, February 25, 2004, 6:30 PM, at The next annual meeting is scheduled for March 6, 2004, at the Makaha Resort and golf club,

ADJOURNMENT

Noting no other business on the agenda and hearing no objection, Vice president Deleconio adjourned the meeting at 2:22 PM.

Submitted by:
Makaha Valley Plantation

Hugh Conroy
Secretary

Hawaiiana Management Company
Agent for Makaha Valley Plantation
R. C. Wolter
Association Manager
Recorder

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION

January 31, 2004

PAGE 3

Owners' forum

1. 126A security patrols; pool rules; street markings; lanai use.
2. 159A employee job descriptions; number of personnel; vehicle stickers; animals per unit; cones at entrance
3. 195A hold harmless clause in house rules; conditions of roads.
4. 192C dumping on makai, adjoining property & pollution
5. 146C Sterilize feed for peacocks; site management; trash: pool rules
6. 174C wild poultry; wind chimes on alanai
7. 022A additional parking spaces; resident vulgar language
8. 002B wild poultry removal; petition for special meeting
9. 176C potholes;
10. 083A maintenance support