

OKLAHOMA VALLEY PLANTATION

MINUTES

Approved
Chicago

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

DATE: Wednesday, October 10, 1984

PLACE: Rocana Hotel Conference Room

PRESENT:

President Hoolae Pava,
Vice President Frank Swan,
Parliamentarian Charles Loomis,
Secretary Linda Powers and
Director Ron Melchin

EXCUSED:

Treasurer Rosemary Gordon,
Assistant Treasurer Charles Houtchens,
Assistant Secretary Gilbert Patterson,
and 2nd Asst. Secretary Maybelle Yeomans

BY INVITATION:

Doug Riach (United Resorts)

CALL TO ORDER:

Having a quorum present, President Pava called the meeting to order at 10:45 A.M.

ROLL CALL:

There being no objection the minutes of the Regular Meeting of August 31, 1984 and the Special Board Meeting and the Special Association Meeting of September 4, 1984 were approved X and the Special of Sept. 4, 1984 were ^{late stable} for circulation.

UNRESOLVED:

None

COMMITTEE REPORT:

A. Landings and Architectural. Chairman Swan reported the grounds had sprouting grass from recent rains and the landscaping contractor was quoted as saying some improvements to plantings. He also pointed out that there had been a couple of roof leaks during the rain, about the maintenance staff, had repaired.

B. Home Communication and Security. Chairman Powers requested and it was the consensus of the Board that discussion be referred to unfinished business and New Business.

MANAGER'S REPORT:

President Pava reported that he had spoken with Mr. Kanda of National Home Care this morning, and that Mr. Kanda said he had delivered financial reports to Treasurer Gordon. Discussion was deferred to the next meeting.

RESIDENT MANAGEMENT REPORT:

Board Chairman Beverly reported that the maintenance men had been spending a considerable amount of time on the roofs, but that they were catching up on sprinkler repairs. Manager Svedra pointed out that he could use a third maintenance man.

ANY OTHER BUSINESS:

A. Certificate of Award. After discussion Vice President Swan moved approval of the award. Paul Alston to review the records. Secretary Powers seconded. The motion passed unanimously.

B. Certificate of Appreciation. Discussion was deferred to the next meeting.

C. Employee Salaries. After discussion Vice President Swan moved the motion that Manager be allowed to make a determination on a case-by-case basis whether to grant employees vacation pay in lieu of their vacations. Secretary Powers seconded. The motion passed unanimously.

D. Ballot Boxes. After discussion where it was noted by the board that the boxes had his polls had indicated overwhelming support for the boxes Powers moved the approval of the Post Office's proposal for the ballot boxes contingent on obtaining a legal opinion that implementation of this action would be in conformance with the bylaws. President Pava seconded. The

that the Association
requires meeting
to be held on
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action based continuously.

G. P. Pava, Resident Manager Sevedra was directed to contact Pava
concerning the matter. Mr. Yee in order that they might correct the
current situation with regard to MCC's outside lighting being
based into Mountain Valley Plantation's electrical system. It was
the general consensus of the Board that discussion of the future
of the relationship between the two projects be deferred until
the Board conference with Mr. Yee.

NEW BUSINESS

H. Pava suggested that general consensus discussion was deferred to
the next meeting.

I. Gary Lee, President Pava advised the Board that Gary Lee had
received information to the Association.

J. Pava suggested after discussion it was the general consensus
of the Board that Resident Manager Sevedra seek at least one more
bid and report back at the next meeting.

K. Yee, Leave after discussion Resident Manager Sevedra was
directed to contact the leasing agent and try to negotiate the
release of the Association from the contract.

L. Pava suggested after discussion it was the general consensus of the board
that discussion be deferred until the next meeting.

M. Pava suggested after discussion it was the general consensus of
the board that this matter be deferred to the next meeting.

N. Pava suggested after discussion Resident Manager Sevedra informed the
Board that the pool pump and filter were leaking water and both
units should be replaced. After discussion Resident Manager was
directed to assess the machinery along until it collapsed.

O. Pava suggested Resident Manager Sevedra notified the Board that
the Association would be responsible for paying the \$1000
deductible and that the Association would have to assess the two
owners, whose assets were responsible, for repayment.

P. Pava suggested Resident Manager Sevedra showed the Board
water and electricity metering equipment. Manager Sevedra
was directed to obtain more information before the next meeting.

Q. Pava suggested after discussion of Finance. It was the general consensus of
the Board that discussion on this matter be deferred to the next
meeting.

RESOLUTIONS
The next meeting of the Board of
Directors will be held on October 16,
1984 at 10:30 A.M. at the Rocana
Hotel Conference Room

AGENDA

Having no further business to review
and hearing no objections, at 2:23
P.M. President Pava adjourned the
meeting.

Respectfully Submitted,

Resident Manager
Sevedra

CC: Board of Directors
President Pava
Resident Manager