

MAKAHA VALLEY PLANTATION
REGULAR BOARD MEETING
MINUTES

DATE: October 15, 1986

PLACE: Makaha Valley Plantation Adult Pool

PRESENT: President Maybelle Yeomans, Vice
President Chuck Loomis, Secretary
Linda Powers, Treasurer, Steve Kirk,
and Asst. Secretary Jim Johnson

EXCUSED: Director Maggie Weber

BY INVITATION: Dick Gourley (Hawaiiana Mgt.), Resident
Manager Wally Sevedra, Sid & Sylvia
Goren (147C), Mr. & Mrs. Floyd Smith
(34A), Bertram Stolper (64C), Ruth
Swinney (92A), Inga Yoon (69B) & Cliff
Weber (163A)

CALL TO ORDER:

Having a quorum present President Yeomans called the meeting to order at 4:05 P.M.

MINUTES:

There being no objection the Minutes of the Regular Meeting of were approved as amended.

CORRESPONDENCE:

Warr-King: President Yeomans read her reply to Mr. Warr-King's letter.

Dinman, Elisha, Nakamura & Nakatani: Mr. Gourley read a letter from the vendor of 39A concerning payment of delinquencies.

OFFICER'S REPORTS:

SECRETARY. It was the consensus of the Board that Secretary's report be taken up under unfinished business.

TREASURER. Treasurer Kirk and Mr. Gourley reported that \$82,000 in maintenance fees had been collected so far this month, and that it looked like more roofs could be done even after paying approximately \$40,000 as the deposit premium on fire & liability insurance. Mr. Gourley reported that the rate for our major worker compensation category had dropped from about \$13 to about \$9. It was the consensus of the Board that the deposit premium on this policy be paid as money is available.

COMMITTEE REPORTS:

A. GROUNDS - Chairman Kirk reported that we need additional pool furniture, there is a gap in the railing at the family pool, there is considerable evidence of mice and rats, several light

covers are missing, parking space lettering is hard to read, several holes in parking spaces need filling, and we need more ground cover.

B. ARCHITECTURAL - In the absence of Chairman Maggie Weber, Cliff Weber reported that approximately 30 light pole signs are wrong and that we can expect the cul-de-sac signs soon.

C. LIGHTING - Chairman Johnson reported that the committee has obtained a couple of proposals and that they would be reporting back at the next meeting with demonstrators.

RESIDENT MANAGER'S REPORT:

Attached to these minutes and becoming a part hereof is the report of resident manager Savedra. It was the consensus of the Board that Resident Manager Savedra look to the repairs mentioned in the Grounds Committee Report. Secretary Powers moved and Vice President Loomis seconded authorizing Resident Manager Savedra to negotiate and spend up to \$2,000 for the purchase of industrial grade lounge chairs. After discussion the motion passed unanimously.

MANAGING AGENT'S REPORT:

Attached to these minutes and becoming a part hereof is the September financial report, the October 15, 1986 delinquency report, and the proposed budget for 1987.

UNFINISHED BUSINESS:

A. DRAIN PIPE. It was the consensus of the Board that Resident Manager Savedra and Cliff Weber coordinate the hiring of part-time, temporary help to begin removing rocks from the lower section of the system.

B. NEWSLETTER. It was the consensus of the Board that the newsletter drafted by Secretary Powers and President Yeomans be mailed to owners by Hawaiiiana Management on November 1.

C. POOL FENCE. Resident Manager Savedra reported that he would be able to provide prices at the next meeting for a short wrought-iron fence to top the wooden fence at the adult pool.

D. CMC. President Yeomans read a letter from Dinman, Elisha, Nakamura & Nakatani concerning their representing the Plantation in this matter. It was the consensus of the Board that President Yeomans discuss this with Susan Tamanaha and Dinman, Elisha, Nakamura & Nakatani and give the case back to Ms. Tamanaha if she feels it is warranted.

NEW BUSINESS:

A. **SOCIAL COMMITTEE.** It was the consensus of the Board that Mrs. Forsloff (15A) chair a social committee and report back at the next meeting with her ideas.

B. **WATCHDOG COMMITTEE.** It was the consensus of the Board that Cliff Weber (163A) chair a watchdog committee and report back at the next meeting with ideas for improvement.

C. **VENDING SHELTER.** Resident Manager Savedra reported that the company that supplies vending equipment would be willing to extend the office roof to cover the machines at an undetermined cost to the Plantation. It was the consensus of the Board that Resident Manager report back at the next meeting with a written proposal.

D. **EXTERMINATION.** Resident Manager Sevedra reported that he had obtained an informal quote to treat the project for insects. It was the consensus of the Board that he report back at the next meeting with additional quotations from at least 3 firms.

NEXT MEETING:

November 19, 1986 at 4:00 P.M. at Makaha Valley Plantation

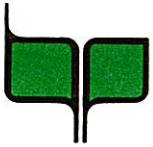
ADJOURNMENT:

Having no further business to review and hearing no objections, at 6:00 P.M. President Yeomans adjourned the meeting.

Respectfully submitted,



Linda Powers
Secretary
Board of Directors



MAKAHA VALLEY PLANTATION

84-786 ALA MAHIKU DRIVE WAIANAE, HAWAII 96792

OCTOBER 9, 1986

TO: BOARD OF DIRECTORS
FROM: RESIDENT MANAGER, WALTER SAVEDRA
SUBJ: RESIDENT MANAGERS' REPORT

WATER

In September we found out that Makaha Valley Plantation was still being billed for the Hale Mololokais' water consumption. I then called the Board of Water Supply to discontinue service on Makaha Valley Plantations' account and talk to Mr. Yee about the situation. We will receive a closing bill on it and then we'll know if Mr. Yee paid the bill that was still on our account.

HOT WATER LEAK

Gas consumption on the fuel useage was high, so I had the boiler ags lines checked and found no gas leak. I then checked if there was a water leak in which we found an underground leak. Problem being worked on. Landis of Makaha Valley Inc. once again came to my rescue and brought a backhoe to help dig the hole wider and deeper. THANK YOU!!! Landis.

STORM DRAIN

Mr. Phillip Kelley and a Mr. Dickie Mederios came to Makaha Valley Plantation to check our storm drain and they will sending their bids.

SIGNS

Maintenance has completed putting up all signs on dumpsters, light-poles and pool areas.

RESIDENT MANAGERS' REPORT

CITATIONS

Parking Violations 8
Noise 4
Expired Decal 0
Stairway & Lanai Clutter 0

INCIDENT REPORTS

8/18/86- Clothes Theft- Situation handled by security.
8/18/86- Clothes Theft & Threat- Security and HPD called.
8/19/86- Possible Burglary- Security and HPD notified.
8/19/86- Harrassment & Threatening- Security and HPD notified.
8/24/86- Property Damage- Security notified and tenant repaired damage.
8/26/86- Missing Person- Security and HPD notified. Tenant found.
9/9/86- Bladder Problem- Security notified. Ambulance called tenant taken to the hospital.
9/12/86- Minor Accident- Security and HPD notified. Vacationer repaired damage.
9/13/86- Minor left home unattended- Security and HPD notified.
9/15/86- Recovered Stolen Vehical- HPD notified by security.
9/17/86- Possible Break In- Security and HPD notified.
9/17/86- Possible Break In- Security notified.
9/18/86- Attempted Assult to Security Officer- HPD notified.
9/19/86- Fire In Unit- Resident Manager, Security, Rental Agent and Fire Department notified. RM and Security broke the door in and put the fire out.
9/20/86- Attempted Break In & Damage to Private Property- Security and HPD notified.
9/21/86- Harrassment Against Security- Security took care of the situation.
9/23/86- Poor Attitude Toward Security-
9/25/86- Domestic- Security and Resident Manager notified..Situation taken care of.
9/26/86- Bike Theft- Security and HPD notified. Report made.
9/26/86- Unknown Visitor in Vacant Apartment- Rental Agent and Security notified.
9/29/86- Domestic- Security and HPD notified.

RESIDENT MANAGERS' REPORT

- 9/29/86- Fire In Rubbish Bin- Security, Resident Manager and the Fire Department notified. Fire put out by MVP Employees.
- 10/1/86- Damage of Property- Security, Resident Manager, HPD and Rental Agent notified.
- 10/1/86- Aiding a Disabled Person Who Fell- Security, Resident Manager and Rental Agent notified.
- 10/1/86- Eviction- Rental Agent notified Security and asked for assistance.
- 20/2/86- Quarrel between Neighbors- Security notified.
- 10/2/86- Hit and Run Vehicle- Security and HPD notified.
- 10/3/86- Unauthorized Person Searching a Vehicle- Security notified.
- 10/3/86- Accident- Security notified. Situation taken care of.-
- 10/4/86- Domestic- Security notified.
- 10/5/86- Auto Theft- Security and HPD notified.
- 10/6/86- Rock Throwing- Security notified, situation taken care of.
- *10/8/86- Domestic- Security and HPD notified.
- *10/8/86- Domestic & Lockout- Security and HPD notified.
- *10/8/86- Domestic- Security, Resident Manager, HPD and Rental Agent notified.
- * Tenants have been evicted.

Respectfully Submitted



Walter Savedra
Resident Manager, MVP