

Makaha Valley Plantation
Regular Board Meeting
Minutes

Date: October 18, 1988

Place: Hawaiiana Management's Conference Room

Present: President Maybelle Yeomans, Treasurer Chuck Loomis, Director Tom Youngblood, Assistant Secretary Jim Johnson, and Assistant Treasurer Frank Flanigan

Absent: Vice President Nate Crow

Excused: Secretary Linda Powers

By Invitation: Dick Gourley (Hawaiiana Management), Resident Manager Wally Savedra, M/M Blythe Thomas (168B), Charles Houtchens (47A) M/M Cliff Weber (163A) and M/M Donald Hibbard (62-B)

Call to Order:

Having a quorum present President Yeomans called the meeting to order at 7:00 p.m.

Minutes:

Director Tom Youngblood moved and Treasurer Loomis seconded adopting the minutes of the Regular Meeting of September 20, 1988. The motion passed unanimously.

Correspondence:

Inga's Realty re slippage at 20C.
DNEN&N re 180-B and 17-A collections on judgments
DNEN&N report on new federal legislation re fair housing

Officers' reports:

Treasurer Loomis complimented Hawaiiana Management on good reports and a balance showing of \$222,309.35. He also reported on CAI seminar he attended on Creative Money Management for Community Associations..

President Yeomans reported on news article re-condominiums and association boards.

Resident Manager's Report:

Having no written report Resident Manager Savedra stated that 196 coconut trees had been trimmed as requested by our insurance company. The slippage under 144 stack was being taken care of and he would start on 20 stack next. He expected work on the tennis court and leak problems to commence next week.

Property Manager's Report:

Attached to these minutes and becoming a part hereof are the financial reports for October.

Unfinished business:

- A. Business on the property: Mr. Houtchens produced advertising for baby sitting services. Resident Manager Savedra instructed to inform the persons involved that no business is allowed on the Plantation. All other businesses have responded satisfactorily except Ruth Swinney. Our attorney is instructed to proceed with litigation if necessary to enforce compliance.
- B. Repainting the Buildings. President Yeomans reported that Color Dynamics had agreed to an advance payment of \$10,000 with progress payments as work was completed. Mr. Gourley will provide a contract form.
- C. Resurface Tennis Court: As reported by Resident Manager Savedra should commence next week.
- D. Leaks: Resident Manager Savedra has been unable to make contact with Al Gardner who is to advise us on our problem.
- C. Settling: Resident Manager Sevedra reported work being done on 144 stack and will start on 20 stack as soon as possible in response to Inga's Realty letter.
- D. Newsletter: Ready to be sent out with financial statements by Hawaiiana Management.
- E. Microwave Oven: Unit has been purchased by Resident Manager at authorized price of \$104 for use of staff.

New Business:

- A. Small Delinquencies: At request of Mr. Gourley the President appointed Treasurer Loomis and Assistant Treasurer Frank Flanigan to review old small delinquencies and report at next meeting on their decision.
- B. Fair Housing Act: Motion made by Acting Secretary Johnson to have our attorney check the Bylaws and House Rules to make sure that we have no discriminatory language or requirements. Motion passed unanimously.
- C. Tree Pruning: President Yeomans reported that she had approved spending \$200 for trimming coconut trees near the pools since the insurance agent was concerned that we already had two smashed windshields from falling coconuts and that someone might be injured. It was

moved by Treasurer Loomis seconded and carried to approve this expenditure.

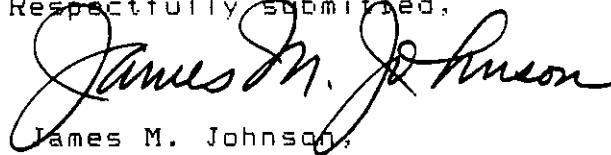
- D. Annual Meeting: Motion made by Acting Secretary Johnson, seconded and carried to hold our Annual Meeting on March 11, 1989 at the Sheraton Makaha, with alternate dates of March 4 and February 27. Resident Manager Savedra will check and let us know.
- E. Enterphones at Pools: For security reasons it was suggested that we have a means of communication with security at the pools. Secretary Johnson recommended we look into using our Enterphone system by expanding to the pool area. Resident Manager Sevedra to check on the cost.
- F. Meeting Place: Mrs. Weber asked if we could hold our meetings at the library in Waianae at least part of the time. There was concern about asbestos clean up. Mrs. Weber will check and it will be decided at the next meeting.
- G. Budget: On review, with minor changes only, the proposed budget submitted by our Managing Agent was approved unanimously.
- H. Judgment Collections: On motion by Director Tom Youngblood, seconded and carried authorizing Mainland attorneys to proceed with deficiency judgment collection attempt on Agor (180B) By similar motion by seconded and carried that we also proceed with deficiency judgment collection on Gundlach (17-A)

At 9:20 p.m. President Yeomans adjourned the meeting to executive session to discuss litigation and personnel. The meeting was called back to order at 9:55 P.M.

Next meeting: 7:00 P.M., November 15, 1988 at Hawaiiana Management

Adjournment: Having no further business to review and hearing no objection, at 10:05 P.M. President Yeomans adjourned the meeting.

Respectfully submitted,



James M. Johnson,
Acting Secretary
(Assistant Secretary)
Board of Directors