

MAKAHA VALLEY PLANTATION
REGULAR BOARD MEETING
MINUTES

DATE: October 21, 1987

PLACE: Waianae Public Library

PRESENT: President Maybelle Yeomans, Vice
President Steve Kirk, Secretary Linda
Powers, Treasurer Cliff Weber, Asst.
Secretary Jim Johnson, and Director
Charles Loomis

EXCUSED: Asst. Treasurer Bonnie Halfacre

BY INVITATION: Dick Gourley (Hawaiiana Mgt.), Resident
Manager Wally Savedra, Chief of
Security Tim Ford, Maggie Weber
(163A), M/M Floyd Smith (34A), M/M
Wehili (32A), M/M Charles Houtchens
(47A), M/M Chris Swanson (104B), M/M
Jim Powell (143C), Ruth Swinney (92A),
A.E. Francis (59A), Joseph Veatama
(156C), M/M Blythe Thomas (168B), M/M
Rod Stewart (195A), Mary Larson (62B)

CALL TO ORDER:

Having a quorum present President Yeomans called the meeting to order at 6:00 P.M.

MINUTES:

There being no objection the Minutes of the Regular Meeting and the Special Meeting of September 16, 1987 were approved.

CORRESPONDENCE:

Gourley to Cathcart - Property Manager Gourley reported that as yet he had had no response to his request for payment.

Hubbard (133A) - It was the consensus of the Board that this matter be deferred to new business.

OFFICER'S REPORTS:

SECRETARY - Secretary Powers reported that the Newsletter had been mailed October 1st and that the annual meeting has been tentatively scheduled for 10 AM, Saturday, February 20, 1988 at the Sheraton Makaha Resort.

ASSISTANT SECRETARY - Assistant Secretary Johnson reported that the Security Seminar held September 23 was a great success and that the Police and Fire Departments complimented us for doing this. Several procedures were worked out for making response to emergencies more efficient.

TREASURER - Treasurer Weber reported that our water bills are quite high and asked that the Board consider some means of encouraging conservation among residents. He stated that cutting the grass higher would help prevent needless evaporation. He reported that general maintenance expenses

might be examined for possible savings, and that our expense of \$400 per month for the Enterphone should be evaluated.

RESIDENT MANAGER'S REPORT:

Attached to these minutes and becoming a part hereof is the report of Resident Manager Savedra.

MANAGING AGENT'S REPORT:

Attached to these minutes and becoming a part hereof is the financial report for September, 1987.

UNFINISHED BUSINESS:

A. **Budget & Long-Range Plan.** It was the consensus of the Board that a committee be formed with President Yeomans, Secretary Powers, Treasurer Weber, Charles Houtchens, Floyd Smith, Blythe Thomas, Property Manager Gourley and Resident Manager Savedra to meet at least 1 week prior to the next Board meeting at Hawaiiana's offices and report at the next meeting on its recommendations.

B. **Laundry Rooms.** Resident Manager Savedra reported that upgrading would be at a minimal cost of paint and labor. It was the consensus of the Board that this matter be deferred to a later date.

C. **Increase Dryer Rates.** Treasurer Weber moved and Vice President Steve Kirk seconded changing the dryer rates to 50 cents per 1/2 hour effective November 1, 1987. After discussion concerning various options, the motion passed unanimously.

D. **Back Gate.** It was the consensus of the Board that the morning hours for the back gate be changed to 5 - 6:30 AM and that Resident Manager Savedra should install a speed bump along the stretch of Ala Mahiku Dr. before the back gate.

E. **Reports on Seminars.** Director Loomis reported that the seminar on "How Boards Get Sued" was useful and that this Board is acting according to the seminar's guidelines. President Yeomans reported that the seminar she attended was useful in presenting guidelines to run meetings more effectively.

F. **Future Meetings.** It was the consensus of the Board that the agenda for all future meetings be posted prior to the meetings, and that period allowing for guest input be held before each meeting so that the meetings might run faster.

NEW BUSINESS:

A. **Unauthorized Alterations.** It was the consensus of the Board that Secretary Powers write Mr. Hubbard (133A) and cite our attorney's written opinion that his ramp is an illegal structure.

B. **Annual Meeting.** Secretary Powers moved and Vice President Kirk seconded approving the scheduling of the Annual Meeting for 10:00 AM, Saturday, February 20, 1988 at the Sheraton Makaha Resort. The motion passed unanimously. It was further the

consensus of the Board that resumes of not more than 100 words be solicited from prospective candidates.

C. **Resolution for Prosecutor.** It was the consensus of the Board that the attached Resolution be approved.

D. **Proposed Bylaw Changes.** It was the consensus of the Board that, in accordance with the bylaws, the attached be included on the agenda for the Annual Meeting.

E. **New Member.** Treasurer Weber moved and Director Loomis seconded removing Bonnie Halfacre as Assistant Treasurer. The motion passed unanimously. It was the consensus of the Board that Blythe Thomas not serve as Assistant Treasurer but instead assist Treasurer Weber.

F. **Auditor.** Secretary Powers moved and Vice President Loomis seconded approving the proposal from Daniel J. Sullivan at a cost of \$725 plus tax and the surprise interim cash confirmation for \$90 plus tax. After discussion concerning Terry Wong (\$1200 plus tax) and Jonathon Carr (\$1500 plus tax), the motion passed unanimously.


G. **United Resorts' Guests.** It was the consensus of the Board that a letter be written to National Securities & Investments notifying them that their tenant, United Resorts, is causing a problem and requesting that the situation be remedied.

H. **Offering to Leasehold Owners from Lessor.** It was the consensus of the Board that information be mailed to leasehold owners to assist them in making an informed decision with the next mailing.

NEXT MEETING: November 18, 1986 at 6:00 P.M.

ADJOURNMENT: Having no further business to review and hearing no objections, at 8:32 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 21, 1987

To: Board of Directors, Makaha Valley Plantation
From: Wally Savedra, Resident Manager
Re: Resident Manager's Report

MAINTENANCE AREA:

A second storage shed for sand, gravel, & the riding lawn-mower has been completed. Material costs on this shed were only \$38.00 thanks to some shrewd thinking. (3 cases of beer for all needed materials.)

LANAI REPAIRS:

In august 1987, the Board authorized the acquisition of two temporary employees and the purchase of all necessary equipment needed to complete the lanai repairs. I was advised by the acting Board Treasurer, Mr. Cliff Weber, that due to budgetary restraints, any additional payroll expenses at this time would be unfeasable. Mr. Weber recommended that existing maintenance personnel be used on a case-by-case basis, doing repairs as leaks are reported.

STAIRWELL PAINTING:

Weather permitting, effective Monday, October 26th, one maintenance employee will be designated to resume painting stairwells. The white safety stripes will also be added.

INSURANCE INSPECTION:

On september 29,1987, the firm of Jensen & More Inc.; acting on behalf of Self & Wong; our agents for Royal Insurance, conducted an inspection of the property. Only one minor discrepancy was brought to my attention, and remedied the same day. The inspector complemented the overall condition and appearance of MVP.

EXTINGUISHER INSPECTION:

The annual fire extinguisher inspection was completed

SECURITY SEMINAR:

The Security Seminar held on Sept. 23rd. at the East Course club house went very well. Our security staff recieved a good exchange of information between representatives of H.P.D., H.F.D., and the assistance of Mr. Jim Johnson. As a follow-up for employee education, on December 3,1987, a class and demonstration on the use of firefighting equipment will be held for all employees. There will be no charge for this service.

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RESIDENT MANAGER'S REPORT


FELINE FAIRWELLS:

To date, approximately two dozen cats have been rounded up in our traps, and picked up by the Humane Society.

MONTHLY PARKING:

The total amount collected for parking decals and deposited was \$1,432.00.

Respectfully submitted,


Walter Savedra