

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
MONDAY, OCTOBER 22, 2001
7:00 P.M., WAIANAE SATELLITE CITY HALL

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:00 p.m., by Director Castro.

ESTABLISH A QUORUM

A quorum was established.

Members Present:

Bette Larrabee
Greg Sokolowski
David Duke
Bobbie Castro
Alvin Silva (Arr. 7:07 p.m.)

Present by Invitation or as Guests:

Peggy Hoots, Manager
Jim Coupland, Hawaiiana Management Co., Ltd.
Jim Tilley, ABM (Arr. 7:10 p.m./Dptd. 7:51 p.m.)
Richard Brownlie, Brownlie & Lee (Dptd. 7:13 p.m.)

COMMITTEE REPORTS

- A. Security Committee - The Security Committee provided minutes of the Security meeting to the Board. They prioritized the problem areas along with providing their recommended solutions.
1. Front Gate & Pool Gate - Swipe Card access entry.
 2. Security Cameras.
 3. Fencing in 655 area by dumpster, which also has bad lighting.
 4. Security area behind 655 Wash House.
 5. Require walk-in non-residents to be escorted by a resident to/from the unit.
 6. Install infrastructure for camera system as the irrigation system is installed.
 7. Ask Wackhenhut for their security inputs.
 8. Fence off office parking area.

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
OCTOBER 22, 2001
PAGE 2

The following was taken out of sequence so the contractor could make his presentation and depart.

UNFINISHED BUSINESS

- F. Brownlie & Lee - 754 Landscaping Plan - The Board adjourned to the Building Office area to discuss the 754 Area Landscaping Plan with Richard Brownlie at 7:13 p.m.

The Board returned to the Regular Board meeting at 7:38 p.m. Several changes were made to the plans as presented. Any Director who has any further suggested changes has one week to submit them.

COMMITTEE REPORTS - Cont.

City Refuse Pick-Up - It was reported there are 17 dumpsters on site which must be replaced. A pick-up truck with forklift will be required. Sanitizers will be required. There is a need to do a Cost Analysis to ensure this is the best way to go.

APPROVE MINUTES

There being no corrections or changes, the minutes of the September 24, 2001, Board meeting were approved as presented, following a motion to approve by Treasurer Duke and a second by Vice President Sokolowski. The vote was four votes for the motion with Director Castro abstaining. The motion carried.

TREASURERS' REPORT

- A. Treasurer Duke stated that the Association is in good shape financially. The current Cash & Reserves stands at \$1,540,773.75. The September 2001 Financials were accepted, subject to audit.
- B. Delinquency Report - The Delinquency Report was distributed prior to the meeting by the Management Executive. Deferred to Executive Session.

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
OCTOBER 22, 2001
PAGE 3

MANAGER'S REPORT

The Manager's Report was distributed prior to the meeting. A copy of her report is on file in the Manager's Office and Hawaiiana Management Co., Ltd.

The Manager reported the following additional significant item:

- A. Met with Mr. Wess, Manager of Hale Malolokai, on issues negatively affecting Makaha Valley Plantation.

UNFINISHED BUSINESS

- H. Landscape Maintenance Performance - ABM - Jim Tilley, Regional Vice President, proposed to terminate the agreement on landscaping. He would like to keep the maintenance, janitors and carpenters contracts. He stated they cannot provide the necessary skills within the contract's constraints. Both sides agreed this is a forty-five (45) day Notice.
- A. 755 Heat Pump #3 - Ching Installation Status - The installation is complete.
- B. Fred Lau Hawaiian Landscaping Progress - 757 Area - They have been unable to get the expected vegetation to grow properly in the picnic area behind building 23. Following the Final Inspection conducted by Richard Brownlie, Linda Mascaro, Peggy Hoots and Jim Coupland, four proposals were submitted by Linda Mascaro to resolve those issues not covered in the previous agreement. These all stemmed from recommendations made by Richard Brownlie.

Treasurer Duke moved to accept all four Fred Lau Landscaping proposals, totaling approximately \$7,800.00, to resolve the remaining landscape problems behind units 23-28. Vice President Sokolowski seconded the motion. The vote for the motion was four votes for, with President Larrabee opposing. The motion carried.

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

OCTOBER 22, 2001

PAGE 4

- C. Units 88C/135A Evaluations - Secretary Silva moved to have structural engineering bids obtained for those units along the ravine, with the option to get soil analysis where required. Vice President Sokolowski seconded the motion, which passed unanimously.
- D. Pool Repair Proposals - Treasurer Duke moved to accept the three proposals from A-Advanced Pool Service to repair three areas of the pools, all for \$2,900.45. President Larrabee seconded the motion. The motion passed unanimously.
- E. Current Watering System - Deferred.
- G. Request to Renovate 135A - Following the owner providing additional drawings of the work proposed in 135A, Director Castro moved to approve their proposal as presented. Treasurer Duke seconded the motion, which passed unanimously.

NEW BUSINESS

- A. Landscape Maintenance Bids - Four proposals were received, ranging in price from \$10,500.00 to \$19,458.00 per month. Vice President Sokolowski moved to have the Board investigate all aspects of each company's proposal for a two-week period. The Board will vote on their selection on November 5, 2001. President Larrabee seconded the motion. The motion passed unanimously.
- B. Proposed 2002 Operating Budget & Reserve Study - Treasurer Duke moved to approve the Proposed 2002 Operating Budget & Reserve Study as presented and without an increase in maintenance fees. Vice President Sokolowski seconded the motion. The vote for the motion was four for the motion, with Secretary Silva opposing. The motion carried.
- C. Owner 88C, Request to Install Two Front Doors - President Larrabee moved to approve the owner's request to replace their wooden front door and to add a metal security door on the outside. Director Castro seconded the motion. The motion passed unanimously.

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
OCTOBER 22, 2001
PAGE 5

HOMEOWNERS FORUM

A variety of questions were asked as well as making suggested improvements to the Association property.

DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Monday, November 26, 2001, at 7:00 p.m., Waianae Satellite City Hall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:25 p.m.

Submitted by:


Jim Coupland
Recording Secretary

Approved by:

