

MAKAHA VALLEY PLANTATION
M I N U T E S

SPECIAL MEETING of the BOARD OF DIRECTORS of the Association of
Apartment Owners of MAKAHA VALLEY PLANTATION

DATE: Tuesday, October 23, 1984

PLACE: Rocana Hotel Conference Room

PRESENT: President Hoolae Paoa,
Vice President Frank Swan,
Treasurer Rosemary Gordon
Secretary Linda Powers and
Director Ron Melchin

EXCUSED: Assistant Treasurer Charles Houtchens,
Assistant Secretary Gilbert Patterson,
2nd Asst. Secretary Maybelle Yeomans,
and Parliamentarian Charles Loomis

BY INVITATION: Ed Yee (HCC),
Resident Manager Sevedra,
Asst. Manager Arthur Key,
Owner Tom Powers

CALL TO ORDER: Having a quorum present, President
Paoa called the meeting to order at
10:40 A.M.

MINUTES: With the following corrections and there being no objection, the
minutes of the Regular Meeting of October 10, 1984 were approved:
Page 1, line 20, insert "of September 4, 1984 were
approved," after "Meeting", and
Page 1, line 21, delete "." after "approved" and insert
"for circulation."

PURPOSE OF MEETING: The call of this special meeting was at the request of President Paoa
for the purpose of completing such business as the Board was not able
to finish at the Regular Meeting of October 10, 1984, and to discuss
the Association's continuing to collect lease rents, problems with
lanai support beams, the acquisition of a chain saw, and the
formation of a legal committee.

RESIDENT MANAGER'S REPORT: Attached to these minutes and becoming a part hereof is Manager
Sevedra's report of October 22, 1984.

UNFINISHED BUSINESS: A. Holiday Country Club. Following discussion with Ed Yee concerning
recent developments with his project, it was the consensus of the
Board that Vice President Swan, Resident Manager Sevedra and
Assistant Manager Key meet with the new resident manager of HCC to
formulate guidelines and implement policies for cooperation between
the two projects and to draft a memorandum stipulating same.

B. Certified Management. President Paoa reported on the status of
litigation against Certified Management.

C. CMC. President Paoa and Treasurer Gordon reported on the status
of litigation against CMC. Treasurer Gordon moved Susan Lamanaha be
authorized to prepare to file suit in civil court if indicated and
necessary. Vice President Swan seconded. After discussion the
motion passed unanimously. After discussion it was the consensus of
the Board that Secretary Powers write Bob Lowe requesting a copy of
Condominium Management Consultant's surety bond.

D. Mail Boxes. President Paoa reported that counsel recommended the
Board put this matter to the membership at the annual meeting. It
was the consensus of the Board that this should be done.

E. 1985 Budget. Secretary Powers moved approving the 1985 budget as
proposed by National Mortgage and amended by the Board. Vice
President Swan seconded. The motion passed unanimously.

F. Cuplet. Vice President Swan moved approving the purchase of a

copier for the front office for \$1200 with terms to be cash or 90-days-no-interest and a service contract of not more than \$200 per year. Treasurer Gordon seconded. After discussion of the three proposals obtained by Resident Manager Sevedra, the motion passed unanimously. (President Paoa was absent during the voting.)

G. Van Lease. Resident Manager Sevedra reported that Jericho leasing will cancel the lease contract at no cost to the Association provided the van is returned to them in good condition. He presented three proposals for a replacement vehicle. It was the consensus of the Board that Director Melchin, Manager Sevedra and Owner Powers solicit more proposals and present their findings at the next meeting.

H. Resident Manager. After discussion it was the consensus of the Board that Resident Manager Sevedra meet with Treasurer Gordon and Tad Kanda or Andy Kubo of National Mortgage to devise an efficient system for handling purchase orders and recording expenditures so as to give Resident Manager Sevedra more timely information, thus enabling him to keep expenses for each line item within that month's budgeted allowance for it.

I. National Mortgage & Finance. It was the consensus of the Board that Vice President Swan, Treasurer Gordon and Secretary Powers form a committee to assist NM&F in defining their duties.

J. Newsletter. It was the consensus of the Board that President Paoa follow up with Brian Sugimoto on seeking approval for the proposed newsletter and that he assemble a financial information package to mail out with the newsletter.

K. Eviction of Tenants Causing Fire. Vice President Swan moved Brian Sugimoto begin eviction proceedings against the tenants responsible for the fire and to take such action as necessary to recover the Association's cost of repairs from the tenants and/or the owners of those units. Secretary Powers seconded. After discussion, where it was noted that one of the tenants had asked to attend this meeting, had been invited, and did not appear, the motion passed unanimously.

NEW BUSINESS:

A. Lease Rent Collection. After discussion it was the consensus of the Board that Secretary Powers write to Citicorp informing them that the Association will no longer be responsible for the collection of lease rents after December 31, 1984.

B. Repair of Legal Support Beams. It was the consensus of the Board that a legal opinion be obtained concerning whether the support beams are common elements or not.

C. Chain Saw. Resident Manager Sevedra reported that tree trimming could be performed in-house if the Association bought a chain saw. It was the consensus of the Board that the Association's insurance carrier should be consulted.

D. Legal Committee. It was the consensus of the Board that Treasurer Gordon form and chair a legal committee with Director Melchin and Owner Powers.

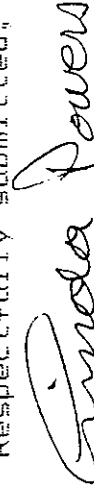
NEXT MEETING:

The next meeting of the Board of Directors will be held on November 15, 1984 at 10:00 A.M. at Makaha Valley Plantation 61A

ADJOURNMENT:

Having no further business to review and hearing no objections, at 2:55 P.M. President Paoa adjourned the meeting.

Respectfully submitted,



LINDA POWERS
Secretary
Board of Directors