

ASSOCIATION OF APARTMENT OWNERS - MAKAHA VALLEY PLANTATION

MINUTES - Board of Directors Meeting

Date: October 24, 1989.
Place: Waianae Public Library Meeting Room
Present: Charles Houtchens, Blythe Thomas, Loretta McDaniel, Tom Youngblood.
Excused Charles Loomis
By Invitation: Marie Calder, Property Manager, Hawaiiana Management Co.; Ron Wallwork, Resident Manager; James Morrow, Director of Security; Betty Thomas-181A; Dorothy Smith-34A; M/M Jim Johnson-159B; M/M Cliff Weber-163A; Bette Larrabee-50A; Irene Houtchens-47A; M/M Ozzie Ford-160A; Tom Powers-88; M/M Marvin Tweedy-9B; John Kauffman-127A; Jim Lathrop - 144C; M/M R. Houser - 29; M/M Sydney Goren - 147C:

A quorum being present, President Houtchens opened the meeting at 7:06 PM

The Minutes of the Meeting of September 26th were approved unanimously.

Correspondence

Letter from Pendleton - 190A - Thanking Security Staff and Resident Board Members for their participation in the fire, Sunday, Oct. 1. Appreciation for the letter expressed by Pres. Houtchens.

Letter from Weber - 163A - Thanking Security, Maintenance and Resident Board Members for their participation in the fire, Sunday, Oct. 1. Appreciation for the letter expressed by Pres. Houtchens.

Letter from Tweedy - 9B - Moved to New Business

Reports

President Houtchens' report is attached.

Secretary Thomas' report is attached.

Treasurer McDaniel's report is attached.

Report of the Property Manager

Mrs. Calder advised she had no written report, but she also complimented those involved with their actions during the fire. She also commended the Board for having acted quickly in the purchase of fire hoses.

Resident Manager Wallwork's report is attached.

Security Captain Morrow's report is attached.

Budget Committee

Chairman Weber reported that the Committee had met at Hawaiiana Management on October 17th. Chairman, Cliff Weber, Charles Houtchens, Blythe Thomas, Loretta McDaniel, Herb Barnett, Sandi Grant, Bette Larrabee and Marie Calder attended. The budget was gone over line by line. Many items were changed. Recommendations were made to check into bids for landscaping, a security study, and a major improvement and repairs analysis (5 to 10-year proposal) be made. Another suggestion was that we ask for bids from other management companies.

Unfinished Business

President Houtchens reported the winner of Accident-Free Days drawing for August was Maintenance Foreman Wilfred Lopes.

9A ratification vote was requested for the telephone vote on the purchase of the new copy machine at a cost of \$3295.00. Ratification unanimous.

Pres. Houtchens advised that he would confirm the Annual Meeting to be at 10:00 AM at the Makaha Terrace at the Sheraton Makaha Resort and Country Club on Saturday, February 24, 1990.

A ratification of the telephone vote for the purchase of a 1984 golf cart (EZ-GO) at \$750.00 was requested. Ratification unanimous. Golf cart was completely revamped with new batteries, tires and wires, and came complete with a charger and delivered.

Due to the delay in receiving the new budget, it was decided to delay the ratification for a few days and do so by a telephone vote.

Pres. Houtchens asked if the Board wished to put the suggestion made by Mrs. Pendleton at the September meeting regarding additional parking be put on the ballot. This suggestion was to cut into certain parts of the roadsides where it would not interfere with other parts of the common element to increase parking spaces. Vote was unanimous that we pass this to the attorney for handling and to be placed on the Annual Meeting Ballot.

A discussion was held regarding the proposal from Glenn Yee to give the Plantation \$5000 as a complete payment for all debts incurred by his father, Ed Yee (Hale Mololokai) who passed away. Although this would not come anywhere near the amount owed, our attorney had suggested we take the \$5000, as she felt there was no chance that we could get more. The vote was unanimous to accept the \$5000.00 in complete settlement from Mr. Yee.

Resident Manager Wallwork and Director Youngblood were appointed to research the purchase of a replacement truck for the Plantation.

Moved by Blythe Thomas that we get the house mover who bid for the repair of units 107 and 144 at \$2500 a day, assuming that he had all the necessary papers and guarantees all damages. Carried unanimously.

New Business

Annual audit. Applications from Jonathan Carr and Daniel Sullivan. Moved by Mrs. McDaniel that we accept the bid from Daniel Sullivan. Carried unanimously.

Mr. Houtchens reported that we had some 73 leaks from lanais and roofs. He suggested we attempt to find records and see if we can get any relief from the roofer. Mr. Wallwork and Mrs. McDaniel were asked to speak to Mr. Estavillo to see if he will do anything about it.

Some of our units are presently liened. This simply means that a property cannot be sold until the lien is paid. Nonetheless it can sit there forever if the owner does not sell his property, and the Association is losing this revenue. Moved by Mrs. McDaniel that we foreclose on any lien of \$500 or more or one which exceeds six months in duration. Carried unanimously.

Moved by Blythe Thomas that we send a letter to each owner advising that we will remove late fees from their monthly payments prior to applying payments to their Maintenance Fees. Carried unanimously.

A ratification was requested for the telephone vote on purchase of a radio for the Resident Manager, for \$550.00. Ratified unanimously.

Pres. Houtchens reported that we had an opportunity to purchase three used Motorola radios for a total of \$1200.00. Since our old radios are slowly breaking down and are unrepairable. Purchase of these radios was unanimously agreed.

Mr. Tweedy's letter complained of a lot of road noise, children noise and noise from the guardhouse during the early hours of the morning. No satisfactory solution could be found to the road noise, but it was agreed the guards should try to keep the children quieter while they wait for the bus. Moved by Mrs. McDaniel that the Resident Manager purchase headsets for the guards so that the radios cannot be heard. Carried unanimously.

Next Meeting Tuesday, December 12, 1989, 7:00 PM, Waianae Public Library.

The Board went into Executive Session to discuss possible litigation at 9:21 PM.

The meeting was re-called to order at 9:35 PM.
The meeting adjourned at 9:36 PM.

PRESIDENT'S REPORT

On Sunday afternoon, October 1st, Mr. Thomas and I were completing details on the Newsletter. We looked out Mr. Thomas' window and noted flames in the field near Hale Moliolokai. The high winds had caused the fire which was burning across Kili Drive to jump the road and it was working its way up to the Plantation. We proceeded to investigate more thoroughly, and realized it was already at an emergency status. Mr. Pendleton had already called the Fire Department. While Mr. Thomas put in a call for Security Captain Morrow, I went to the Front Gate, advised the guards to refuse entry to any visitors, and picked up the hoses. By the time I had taken the hoses to lower Ala Mahiku and had them laid out, Captain Morrow, along with many resident volunteers were on the scene. In the meantime, the Fire Department was in the field below the Plantation, and with the assistance of our hoses, the fire was soon contained. At the same time, however, the fire had come down the mountain, and was threatening to get down to Kili Drive and possibly cross over. I felt this was a distinct possibility, so I called Maintenance men Hanamaikai and Watts and had them come to the Plantation and turn on all the sprinklers on the side along Kili Drive. Our men, along with the volunteers, assisted the Fire Department to keep the flames from getting down to Kili Drive. After the fire was under control, we moved ourselves to the Front Gate area. The power failed around 5 PM, and no entry to visitors was continued throughout the night. I would like to thank Mr. Powers and Mr. Thomas for their assistance. Many visitors were attempting to enter, and we tried to stop the possibility of any looting. At this point I would like to offer sincere thanks, not only to our staff, but to the many homeowners, tenants and even visitors who helped out. It was a day we don't care to repeat.

I would like to have the word "termite" forgotten on this Plantation. Although we had several pest control contractors suggest that we had termites, we also had a few who said we did not. After a very thorough investigation, we finally found one man who knew what he was talking about. This man, who represents Gaspro, convinced me that we did not have termites. He used a long pick to show me that what the others thought were termites, were actually ants. This man stated that up until a few years ago, a chemical was used that would keep out termites as long as 40 years. He felt that there was a good possibility that this property was treated with this chemical when it was built.

We've had lots of laughter about the funny-looking hand railing which Akahi Services put along the sidewalk near the bus stop, to protect the new plants. People had been stepping on them and breaking them down. Since we didn't want the Plantation to look like Pa Kettle's chicken yard, we had our maintenance people remove the railing, and they are in the process of erecting one which can stay there for several months while the plants get well under way.

Charles Houtchens, President

3) As you know, we are repairing and resealing the 707 area of Kiana Place, and the parking area at the office. There will be some inconvenience, but I think you will agree, after it's completed, it was worth the hassle. This is just the beginning, as the remainder of all streets and parking areas will also be resealed in the weeks to come. Please bear with us !!!

4) The parking area at the front office will be restriped for diagonal parking. This will make both parking and exiting much easier.

B. Grounds

1) The Adult Pool is finally open again after too long a period of time. Pacific Pool did a very good job, and it really looks great.

2) New benches have been installed in the sauna at the Adult Pool and both Men's and Ladies washrooms are wearing new paint jobs.

3) New motors have been replaced at both jacuzzi's and they're both working right for the first time in a long time. It's my understanding that these motors have not worked for the last three years.

As you know, I've been here only a month, so I'm still feeling my way. This is a beautiful place to live and I hope we can make it even better in the future.

Ron Wallwork, Resident Manager.

SECURITY REPORT

- 27 Sep. - Four youths suspected of setting a small fire in 707 area, 15 feet away from a propane tank were advised that there would be a meeting at the Front Office 28 Sep at 5:30 PM, with their parents and H. P. D. to find out who started the fire. Apartments involved were 35C, 83A, 101A and 150C.
- 28 Sep. - Meeting at the Front Office took place with representatives from the Board of Directors, H. P. D. Officer Rapozo, and parents of three of the youths. After a couple of questions, it was obvious that all four teenagers were involved but James Vertin, (son of RaChelle Fox) of 83A had actually lit the fire. James Vertin was arrested on the spot and taken to jail by Officer Rapozo for injurious behaviour. Ms Fox was not present when her son was arrested - James apparently did not tell his mother he was in trouble. Security advised Ms Fox when she returned to the property as to what had transpired and where her son was.
- 01 Oct. - Fire hoses were a welcome addition to M. V. P. equipment when they were used extensively by Security, Maintenance and helpful military tenants to stop the brush fire from Makua Valley before the fire crossed Kili Drive onto M. V. P. property. After hours of wetting down the hillside opposite the back gate, the fire was diverted by 10:00 PM. Although the fire continued to burn for another day and a half, only smoldering embers were left near the Plantation. Electricity was lost at 5:00 PM, due to poles being burned down in the fire. The Front Gate was advised to let only tenants in - no visitors were allowed for the night to prevent any possible looting. Electricity was restored shortly after 11:00 AM the following day. Only minor smoke damage resulted. In my opinion, the Fire Hoses have already paid for themselves.
- 06 Oct. - Notices were placed on all 572 units regarding vehicle decals and visitor passes.

09 Oct. - New policy in effect for tenants - if no second stall is rented, no second vehicle will be permitted on property and all tenants are required to register their vehicles with the Front Office. No visitor passes will be issued to tenants. Although this plan has not been completely perfected, we have cut down on parking complaints and are striving to eliminate the parking problems.

13 Oct. - Tenant of 193C notified Security that his car had been broken into and his stereo stolen sometime during the night. Also the tenant of 188B notified Security that his 1984 Pickup truck was missing from his parking stall. His vehicle was recovered by H. P. D. the next day, but his tools and equipment were missing.

Since hiring the pool attendants there has been no major damage to the Family Pool Facility, and complaints of noise from the pool have all stopped.

Effective immediately, illegally parked vehicles will be towed, with Ed's Towing providing the service.

Fines Pending

83A - \$50.: 61B - \$25.: 113A - \$25.: 118B - \$25.: 116B - \$25.

The Board will discuss the fines to be imposed on the four firebugs.

James Morrow, Director of Security.