

MAKAHA VALLEY PLANTATION
BOARD OF DIRECTORS' MEETING
TUESDAY, OCTOBER 24, 2000 – 7:00 P.M.

A G E N D A

- I. CALL TO ORDER
- II. ESTABLISH A QUORUM
- III. COMMITTEE REPORT
 - A. Recreation Committee Formation & Goals
- IV. APPROVE MINUTES OF THE SEPTEMBER 26, 2000 BOARD MEETING
- V. TREASURER'S REPORT
 - A. Delinquency Report – EXECUTIVE SESSION
- VI. MANAGER'S REPORT
- VII. UNFINISHED BUSINESS
 - A. Engineering Forensics, Hawaii
 1. Shioi Construction Final Invoice
 2. Wash House Agreement – Status
 3. Office Renovation
 4. Unit 61
 5. Paving Proposal
 6. Engineering Forensics, Hawaii Invoice
 7. Attendance at Meetings
 - B. Fred Lau Agreement - Status
 - C. Security Agreement – Bids Status
 - D. Proposed 2001 Operating Budget & Reserve Study – Approval
 - E. Trees of Hawaii – Large Tree Evaluation
- VIII. NEW BUSINESS
- IX. HOMEOWNER'S FORUM
- X. EXECUTIVE SESSION (As Required)
- XI. DATE, TIME AND PLACE OF NEXT MEETING
Tuesday, November 28, 2000, 7:00 p.m., Waianae Satellite City Hall
- XII. ADJOURNMENT

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
TUESDAY, OCTOBER 24, 2000
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 7:05 p.m., by President Larrabee.

ESTABLISH A QUORUM

A quorum was established.

Members Present:

Bette Larrabee
David Duke
Greg Sokolowski
Bobbie Castro

Members Excused:

Alvin Silva

Present by Invitation or as Guests:

Peggy Hoots, Manager
Jim Coupland, Hawaiiana Management Co., Ltd.
Jeff Smith, Engineering Forensics, Hawaii (Dptd 9:05 p.m.)

COMMITTEE REPORT

- A. Recreation – Chair Greg Sokolowski brought catalogs on equipment to use in the recreation areas and material for resurfacing some areas. He is looking for persons interested in serving on this committee. Treasurer Duke moved that the Board accept the charter and membership proposed by Chair Greg Sokolowski. Director Castro seconded the motion. The motion passed unanimously.

APPROVE MINUTES

There being no corrections or changes, the minutes of the September 26, 2000 Board meeting were approved as presented, following a motion to approve by Treasurer Duke and a second by Vice President Sokolowski. The vote for the motion was three for the motion with Director Castro abstaining. The motion carried.

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MANAGER'S REPORT

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

The Manager reported the following additional significant items:

- A. Security Report – Presented by the Manager.
- B. Mr. Al Deleconio – 174C – He is concerned about security of units.

TREASURER'S REPORT

- A. Treasurer Duke reported that the Financial situation has stabilized. The Reserves are at 1.47 million. The September 2000 Operating Statement was accepted, subject to audit.
- B. Delinquency Report – The Delinquency Report was distributed prior to the meeting by the Management Executive. Deferred to Executive Session.

UNFINISHED BUSINESS

- A. Engineering Forensics, Hawaii – Jeff Smith – Jeff Smith provided a written report covering all the following areas.
 - 1. Shioi Construction – Final Invoice – All punchlist items were completed as of September 29, 2000. The final invoice for \$38,761.00 was submitted to the Board for their approval.
 - 2. Wash House Agreement- Status – There is a 135 day performance period. Currently waiting on Donna's (Ching Construction) response to Liquidated Damages. Although not scheduled first initially, the 757 and 718 areas are to be first. There will be very little downtime for the heat pump installations.
 - 4. Unit 61 - This unit is statically stable. The Association must stop watering the hill behind this unit. The Engineering Forensics billing came in under budget.

Director Castro moved to have the stability of Building 61 checked twice a year for one year by Engineering Forensics, Hawaii. Treasurer Duke seconded the motion, which passed unanimously.

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3. Office Renovation – The office drawings, based on the original concept, have been completed and paid for. They include enlarging the office area. If anything different is planned, it will cause the original plans to be re-accomplished.
 5. Paving Proposal – Jeff Smith provided his proposal to draw up and manage the paving project for \$32,455.00. The Design Phase is for \$6,385.00. If the Board approves his proposal, he will remark the drawings and update the work required. This would be handled as Change Order 6 to the Various Repairs and Construction Projects. The Board deferred any action until they have time to compare it to the 2001 Operating Budget & Reserve Study.
 6. Engineering Forensics Hawaii Monthly Invoice – Submitted for payment at \$8,201.00.
 7. Engineering Forensics Attendance at Board Meetings – Jeff Smith's attendance will be on a month-to-month basis.
- B. Fred Lau Agreement – Status – Deferred to Executive Session.
- C. Security Agreement – Bids Status – Deferred to the next Board meeting.
- D. Proposed 2001 Operating Budget and Reserve Study – Treasurer Duke moved to approve the proposed 2001 Operating Budget & Reserve Study with no increase in maintenance fees and a 3% increase in management fees. Director Castro seconded the motion. The motion passed unanimously.
- E. Trees of Hawaii – Large Tree Evaluation – Their evaluation was submitted and totalled \$31,739.38 for tree management of the entire property. Vice President Sokolowski moved to allocate and spend \$4,250.00, plus tax, to have Trees of Hawaii do the 757 area. Director Castro seconded the motion, which passed unanimously.
- F. GE Capital Lease Proposal – Treasurer Duke moved to accept the GE Capital Lease package of \$1,148.58 per month for 60 months on a lease amount of \$59,507.83, with the understanding there would be a final buy back of \$1.00. Director Castro seconded the motion. The motion passed unanimously.

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UNFINISHED BUSINESS, Cont.

- G. Resolution on Article 39 – Attorney John Morris provided the Board a Resolution on Article 39. This resolution spelled out the Article 39 Lien procedures better than the previously passed resolution. Treasurer Duke moved to approve this resolution as drawn up by John Morris, which permits Hawaiiana Management Co., Ltd. to sign all liens and releases of liens which arise under this statute. Director Castro seconded the motion. The motion passed unanimously.

NEW BUSINESS

- A. New Landscape Architect Proposal – Doug Saulsbury – Deferred to Executive Session.

HOMEOWNER'S FORUM

- A. Frank Mead – 153A – Any consideration on leaving pools open until 10:00 p.m., for adults? Thanked Board for their work.
- B. Loretta McDaniels – 182A – Anyway to stop road by back gate from being used by kids? Their bikes are too noisy for too many hours. She was informed there were no resolution at this moment. Security will investigate roller blading out there now, as that is not permitted.
- C. Louise Simeona – 83A – Where is the guest parking spots? She was shown on a map where they exist.
- D. Alan Delaconia – 174C – Concerned about shortage of parking and areas for kids to pay in. The Board is equally as concerned.
- E. Belinda Jacobs – 119C – Too much trimming around the dumpster near her. The bougainvillea has been cut way back.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 9:02 p.m., to discuss possible legal matters.

The Board reconvened to the Regular Board meeting at 9:54 p.m.

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The results of the Executive Session are:

1. The Management Executive is to check with the attorney on whether an owner's vote is required to expand the office as currently drawn.
2. The Board deferred any action on the Fred Lau Landscaping Agreement until Richard Quinn returns to the island and can evaluate what Fred Lau proposes.
3. The Board authorized the Management Executive to start negotiations with Ultimate Innovations in case the Fred Lau Landscaping Agreement falls through.
4. There was one request to waive a fine, which was disapproved.
5. Unit 46B owner requested water damage to her unit be paid for by the Association. This was disapproved as the problem was caused by the unit above.
6. Board approved extending owners payment time – multiple units.
7. Board was offered a reduced amount for a Deficiency Judgement Settlement. The Board refused and will accept full payment only.
8. The Board approved filing five Deficiency Judgements against prior owners.
9. The Board approved placing one prior owner on the Deficiency Judgement list.
10. Board approved filing one lien.
11. Board approved sending one account to Collection Agency.
12. Board approved one proposed payment plan.

DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Tuesday, November 28, 2000 at 7:00 p.m., Waianae Satellite City Hall.

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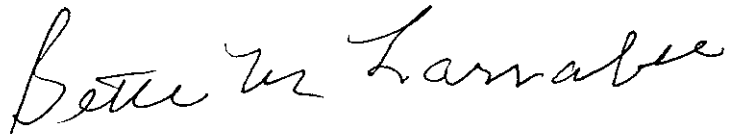
ADJOURNMENT

There being no further business, the meeting was adjourned at 9:55 p.m.

Submitted:

Approved by:


Jim Coupland
Recording Secretary


Betty M. Larnabee
Pres.