

**MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
October 25, 2006  
ON SITE -Kiana Cabana**

**OWNER'S FORUM**

At 6:40 p.m., the Chair opened owner's forum, welcomed new owners to the meeting and opened the floor to allow those present to address the board. The Chair thanked everyone for their comments and attendance and closed owner's forum at 6:53 p.m.

**CALL TO ORDER**

The regularly, scheduled meeting of the Makaha Valley Plantation Board of Directors was called to order at 6:55 p.m. by the Chair, President Monty Glover.

**ESTABLISH A QUORUM**

A quorum was established.

Members Present:           Monty Glover           Bob Cunningham  
                                  Marjorie Collier       Frank Mead

Members Excused:       Jim Sherman           Jean Connolly       Greg Sokolowski

By Invitation: Tiso Maanaina, AOA Security Supervisor  
                  Otis King, General Manager (GM)  
                  Shirley Landford, Administrative Assistant  
                  Sheryl Brown, CMCA®, Senior Management Executive, Hawaiiana Management Co., Ltd. (SME)

**APPROVAL OF AGENDA**

Director Cunningham moved to approve the agenda. The motion passed with unanimous consent.

**APPROVAL OF MINUTES**

The minutes of the regular Board of Directors meeting of September 28, 2006 were approved as amended to remove the duplication of Director Jean Connolly's name under "Member's Present."

**REPORTS**

- A. Security. The report had been previously distributed. The Chair commented that there is no report concerning safety issues. The Chair stated he would Chair a Safety committee consisting of Otis, Tiso and Wendell.
- B. Treasurer – The Chair reviewed the September 2006 financial statement commenting the association was in better standing than anticipated considering to the large increase in the insurance premium.
- C. General Manager's Report – The GM report had previously been distributed to the Board. There were no comments.

D. Committees

- (a) Security – There was no report. Director Cunningham announced he would be leaving the board due to purchase of a new home. The Chair asked anyone interested in serving on the board until the 2007 annual meeting to submit their resume by Nov 15<sup>th</sup>, 2006. The GM was instructed to post solicitation for resumes from owners desiring to serve on the Board on Channel 2.
- (b) Documents – There was no report. SME Brown was instructed to have the association attorney address responsibility for unit components.
  - (1) Amendment to Declaration – Deferred.
  - (2) Property Components – Deferred.
  - (3) Adoption of Restated/Revised Documents –
- (c) Personnel - Hire of one additional association security staff person to work as a shift supervisor under the current association Security Supervisor was discussed. Deferred to the GM to staff as needed.
- (d) Budget & Finance – There was no report.
- (e) Communications – The Chair volunteered to compose a newsletter and requested contributions of articles for that purpose.

**UNFINISHED BUSINESS**

- A. Structural Investigation Report – The GM reported that approximately fifteen of the identified units scheduled were inspected; additional inspections for the remaining identified units would soon be calendared. Smith Hawaii indicated the initial 15 units inspected provided the data desired to finalize the investigation process and provide a final report with specifications for repairs, stating that each unit checked all exhibited similar conditions for cause. as there because there were no variables found. The Board agreed that a sampling of 15 unit inspections was not acceptable and confirmed that inspection of the original 60 units identified was necessary to create a sufficient base sampling to substantiate the consultant's final report and recommendations for repairs. The GM and SME Brown were instructed to ensure the inspections were completed as originally agreed.
- B. Proposed Easement for M&M Investments – Pending notification from M&M Investment that they were ready to proceed with the temporary access.
- C. Landscape Modifications
  - (1) Coconut Palm Trees – The GM reported that approximately ten coconut trees had been identified for removal, necessary because of the close proximity to resident vehicles in the parking areas. Director Collier moved to approve a bid in the amount of \$5414.32 from Hawaii

National Landscape to remove the identified coconut trees. The GM was instructed to provide a plot plan identifying the coconut trees requiring removal. Director Mead recommended a perimeter barrier be installed around all trees and shrubs to protect against weed whip.

- E. Unit Electric Meters – Director Collier moved to adopt a resolution that the board assume control over the repair/replacement of individual owner unit meter socket replacements. The motion passed with unanimous consent.
- F. Request to Allow ADA Modification – The board discussed reasonableness to allow construction of the additional storage area extension on the stairwell landing that will serve as a “garage” for the motorized ADA chair. It was noted this addition was approved at the Board of Directors meeting of September 27<sup>th</sup>, 2006.
- G. A/C Guideline – To finalize the approved air conditioner guideline for distribution, the Board confirmed the charge of \$35 per a/c drip line connection to the appropriate downspout by the association maintenance staff. The GM advised the Board that current staffing did not allow for construction of a/c covers “in house”. The Board unanimously agreed that owners must have a/c covers constructed by a private licensed and insured contractor. The Board agreed the a/c guideline was now finalized and authorized mail out to the owners.

#### NEW BUSINESS

There was no new business requiring a motion.

#### EXECUTIVE SESSION

There was a brief executive session.

#### NEXT MEETING

The next regularly scheduled Board of Directors meeting will be on Wednesday, November 29, 2006 at 6:30 p.m. at the Kiana Cabana on site.

#### ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 8:20 p.m.

Submitted by:

Hawaiiana Management Company,  
Agent for Makaha Valley Plantation  
Sheryl Brown, CMCA®, Senior Management Executive,  
Recording Secretary

  
Jean Connolly  
Secretary