

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
TUESDAY, OCTOBER 26, 1999
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
 Bobbie Castro Alvin Silva

Members Excused: Vacancy

Present by Invitation or as Guests: Peggy Hoots, Manager
 Jim Coupland, Hawaiiana Management Co., Ltd.
 Rene Henderson, Burns Security International Services
 Jeff Smith, Engineering Forensics, Hawaii (Arr. 7:15 p.m. Dpt. 8:30 p.m.)
 Greg Sokolowski, Owner, 122A
 Esther & Paul Cox/Odom, Owner, 38C
 Loretta McDaniel, Owner, 182A
 Tena James, Owner, 159A
 Coralie Hartwell, Owner 126A
 Don D. Drussell, (Alaska Makaha) Owner, 189B
 Bill & Dorothy Berger, Owner, 84A
 Gladys Singleton, Owner, 55A
 Richard Buscemi, Owner, 182B
 Kenneth Ray/Yvonne, Ortez, Owner, 73B
 Michael Freitas, Owner, 120A
 Lester Rhea, Owner, 195A
 Mr. Mayor, Owner, 37C
 Gloria Wartman, Owner, 22A

NEW BUSINESS

A. Director Resignation and Replacement – Director Fajardo submitted his resignation to President Larrabee, effective October 18, 1999.

By unanimous consent of the remaining Board members, Greg Sokolowski, 122A, was elected to fill the open position until the Annual Meeting in March 2000.

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HOMEOWNER'S FORUM

Following some words by President Larrabee and Treasurer Duke, the chair opened the meeting to those in attendance who wished to address the Board.

- A. Lester Rhea, 195A – Pleased with the Renovation Project and building colors.
- B. Richard Buscemi, 182B – His roof is leaking and is concerned if it rains again.
- C. Paul Cox, 38C – He stated that the Renovation work is sloppy and there is junk all over. He was also concerned about where all the Association money is going.
- D. Tena James, 159A – She asked Jeff Smith whether the rain is damaging the construction materials that are stacked around. She was also concerned the kids may be damaging the same materials.
- E. Mr. Mayor, 37C – He expressed concern about the roofs that were waiting to be repaired. He felt the vegetation on the Plantation had been heavily damaged.
- F. Yvonne Ortez, 73B – She hates the new colors.
- G. Gloria Wartman, 22A – She stated that the new paint was coming off the stairwells in her area.

SECURITY REPORT

Major Henderson briefed the Board on a number of statistics on how things are going at Makaha Valley Plantation. When asked, she stated that most everything is better now than when she was previously at Makaha Valley Plantation in 1997. There is an average of 110 visitors to Makaha Valley Plantation every day. After completing her report, she departed at 7:39 p.m.

COMMITTEE REPORT

- A. Y2K Committee – Greg Sokolowski, Committee Chair, gave a short presentation to the Board. The committee is currently looking into Emergency Planning. There are dollar costs to obtain Emergency Generators. They will be putting emergency data on Channel 2 and in the next Newsletter.

A resident suggested the Board obtain a speaker system to use at Board Meetings. He also thought there should be an Advisory Committee.

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APPROVE MINUTES

There being no corrections or changes, the minutes of the August 24, 1999, Board meeting were approved as presented, following a motion to approve by Secretary Silva, a second by Vice President Castro and a unanimous vote to approve.

The minutes of the September 28, 1999, Board meeting were approved as corrected, following a motion to approve by Vice President Castro, a second by Secretary Silva and a unanimous vote to approve. These minutes will be corrected and re-distributed.

TREASURER'S REPORT

- A. Deferred to Budget Agenda item.
- B. Delinquency Report – The Delinquency Report was distributed to the Board by the management executive prior to the meeting. It was noted that delinquencies over ninety (90) days old can be purchased by owners, from the office. Any action was deferred to Executive Session.

MANAGEMENT EXECUTIVE'S REPORT

Deferred to the individual items under UNFINISHED AND NEW BUSINESS.

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 Hawaiiana Management Co., Ltd.

UNFINISHED BUSINESS

- A. Renovation Project
 - 1. Status – Engineering Forensics, Hawaii – Jeff Smith gave the Board the progress to date. As of September 30, 1999, the project is 20% complete. Shioi is only replacing 5% of the boards in the Association buildings, not to include the belly bands, all of which are being replaced. The project is a compromise, as the cost to replace all boards is prohibitive. The Engineering Forensics, Hawaii, management hours are running over budget, largely due to all the questions they are being asked.

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UNFINISHED BUSINESS, Cont.

2. Change Order #1 – Signatures required. Deferred to later in the meeting.
- B. Proposed 2000 Operating Budget & Reserve Study – Treasurer Duke moved to approve the 2000 Operating Budget and Reserve Study as revised with no maintenance fee increase. Vice President Castro seconded the motion. The motion passed unanimously.
- C. Temp Hire Maintenance Work – Progress of Lanais – The manager's report indicated they have completed the A unit lanais in the 664, 665 and 688 areas. They are currently working the 755 area. 68 lanais have been repaired.

Bringing back the two other maintenance people to work the irrigation system was deferred until a Landscaping Contractor can be hired to design the new system.

NEW BUSINESS

- B. Sub-Metering of the Irrigation System – The management executive reported that two companies have investigated the possibility of sub-metering the irrigation system. Sakai Electric sent a fax stating it would cost a total of \$490.00 per meter. The number of meters is unknown at this time. This cost does not include the cost of trenching, which would have to be done by someone else. Both firms stated that a professional firm had to be hired to lay out the system. Both companies felt the payback for this would be 10-20 years, depending on the number of meters installed, if the Association could beat the current 18% discount provided by the Board of Water Supply. Tabled until 2001 when fewer projects were being accomplished and more time could be devoted to it.
- C. Pets on the Plantation – The question was whether Pets could be eliminated on property. The answer was No. The Association can work with the Humane Society to learn better control methods. Deferred until there is more time to investigate what can be done.
- D. Back Gate Access – The Board is still investigating the best method to control access, by using some kind of a key system.

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NEW BUSINESS, Cont.

- E. Letter From Owner of 122A on Installing A Retaining Wall – The purpose of this proposed 820 ft. retaining wall is to prevent floods from running through Makaha Valley Plantation from the Makaha Towers area. This subject was addressed in the Engineering Forensics, Hawaii study, but was dropped by the Board as too expensive at this time.
- F. Document Amendments – Deferred to next meeting. Office personnel and Treasurer Duke have been making calls to get people to vote. There are still only three (3) amendments passed.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 8:50 p.m., to review legal issues.

The Board reconvened to the Regular Board meeting at 9:42 p.m.

The results of the Executive Session are as follows:

- A. The Long-Range Planning Session will be held on Saturday, December 4, 1999, or December 11, 1999, at the Makaha Golf Club. (Formally Sheraton Hotel)
- B. The Association will attempt to tarp those units experiencing leaks when it rains. The Temporary Carpenters are working to stop the leaks in 74A.
- C. It was felt that the lanais being repaired by Shioi are not being properly done; not enough boards are being changed out.
- D. In the 757 area, the parapet walls, by the lanai window with wooden louvers, are being partially painted dark brown as opposed to the lighter color as they should be.

DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Tuesday, November 23, 1999, at 7:00 p.m., Waianae Satellite City Hall.

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ADJOURNMENT

There being no further business, the meeting was adjourned at 9:43 p.m.

Submitted by:


Jim Coupland
Recording Secretary

Approved by:


Alvin Silva
Secretary