

# ASSOCIATION OF APARTMENT OWNERS MAKAHA VALLEY PLANTATION

## MINUTES - Board of Directors Meeting

Date: October 29, 1991

Place: Makua Room, Sheraton Makaha Resort

Present: Charles Houtchens, Blythe Thomas, Virginia Eskola,  
Dick O'Donnell

Excused: Tom Youngblood

By Invitation: Marie Calder-Clayton, Management Executive; Emerald  
Souza, Assistant Manager; Betty Thomas - 181A;  
Aldene Doherty - 184B; Dorothy Smith - 34A;  
Betty O'Donnell - 196A; Philip Wertman - 22A;  
Cecil Bindel - 10C; Bob Eskola - 87C; M/M Cliff  
Weber - 163A; Mary Kauffman - 127A; M/M Bob  
Houser - 29; Tom Powers - 88A; M/M Sid Goren - 147C.

A quorum being present, President Houtchens called the meeting to order at 7:00 PM.

**The Minutes of the meeting of Sept. 17 were approved unanimously as distributed.**

Pres. Houtchens requested the Board to deny permission to guests to speak during this meeting pursuant to HRS 514-a-83.1, due to an extended agenda. Permission granted unanimously.

### Correspondence

- 1) Sandy Grant - 192-A - Information
- 2) Dinman - re Federal Fair Housing Act - Unfinished Business
- 3) Houtchens to Ozawa - Information
- 4) Hawaiian Tel - Information
- 5) Energy Unlimited - New Business
- 6) Garner - 44A - Information
- 7) Longstaff - 32-A - New Business

### Reports of the Officers

Reports of President Houtchens, & Treasurer Eskola are attached.

### Unfinished Business

1) Dinman - re Federal Fair Housing Act - The Dinman Law Firm had suggested that we put a new paragraph into our House Rules re the Fair Housing Act; further discussion with our attorney Nakatani suggested this may not be for us. Moved by Pres. Houtchens that this be item be not added to our House Rules. Motion carried unanimously.

### New Business

- 1) Ratification of Telephone Vote for Appointment of New Director, Richard (Dick) O'Donnell, 196A/B & welcome to Director O'Donnell. Unanimous.
- 2) Ratification of Telephone Vote re the use of Card Keys for the pools. Unanimous

- 3) Ratification of Telephone Vote re trimming coconut trees. Unanimous
- 4) Ratification of Telephone Vote re Reconstruction Unit 106 - (due to some termite infestation). Unanimous.
- 5) Ratification of Telephone Vote regarding new vending machine operator (from Hawaiian Isles Vending to JT Vending). Unanimous.
- 6) Ratification of Telephone Vote re Building of a Swale below the Tennis Court. Unanimous.
- 7) Ratification of Telephone Vote re Extra Pest Treatment for Units 105-108. Unanimous. meeting.
- 8) Accident-Free Days Winner for September - Travis Stephens.
- 9) Budget Report - Report read by Mr. Weber, Chairman. Moved by Mr. Houtchens that we accept the report of the Budget Committee with a minor change in the Payroll. For - Houtchens, Eskola and O'Donnell. Against - Thomas. Moved by Blythe Thomas that we approve the publication of the Budget as issued by the Budget Committee, with the corrected Payroll item and that we notify our owners that should a Maintenance Fee increase be necessary during the year, the Board reserves the right to make that increase. Unanimous.
- 10) Shower Heads - Mr. Eskola did considerable research on "water-saver" shower heads, supplied by Energy Unlimited. It was his contention that we could save approximately 50% of the water presently used by showers if these heads were installed. Moved by Charles Houtchens that we purchase whatever number is required up to 572 and have them installed at a cost of \$12.00 each, by Energy Unlimited. Discussion followed. Motion carried unanimously.
- 11) Parking Fees - Moved by Blythe Thomas that we increase parking fees to \$60.00 per month. Discussion followed. In favor Charles Houtchens and Blythe Thomas; against Virginia Eskola and Dick O'Donnell.
- 12) Parking Sticker Deposits - Postponed to next meeting.
- 13) Capital Investments - Moved by Charles Houtchens that we supply a security officer to keep vehicles from parking on Huipu or Kili Drive or to call tow truck if necessary, provided that we can be legally authorized by Capital Investments (Stuart Ho). Carried unanimously.
- 14) Area 707 Driveway - Driveway area is badly eroded, possibly due to water gathering from tennis court/Sun 'N' Fun Area. Bid from Architectural Restoration & Coating for 4 inches of base and 5 inches of concrete approximately \$26,000.00. To be further considered after March 1992.
- 15) Energy Unlimited - Postponed to next meeting.
- 16) Speed Bumps - Postponed to next meeting.
- 17) A/R/P - Postponed to next meeting.
- 18) Pool Fences - Moved by Charles Houtchens that we increase the height of the fences around both pools to ensure that people cannot climb over the fences. Carried unanimously.

Next meeting will be held on Tuesday, October 28, 1991, in the Mskua Room, Sheraton Makaha Resort & Country Club at 7:00 PM.

The Board went into Executive Session at 10:07 PM to discuss employee problems.

The meeting was adjourned at 10:40 PM.

*W. By the Thomas, Secy.*

## Report of the President

October 1991

First of all, I would like to thank the Budget Committee, comprised of Mr. Cliff Weber, Chairman, Mrs. Dorothy Smith and Mr. Cecil Bindel, for the fantastic job that they have done on the 1992 Budget report. I know that they have spent many hours and much research. Again, our profound thanks.

In July, the Board of Directors voted to have the Enterphone service replaced. This was done due to the fact that Hawaiian Telephone has gone out of the Enterphone business and would no longer maintain our system. One of the reasons they did this was due to the fact that they could no longer get parts to make repairs. They are presently removing the old system at no cost to the Plantation. The new system was installed at a total cost of \$4,160.00.

Regarding the letter from me to Mr. Ozawa of the Parks and Recreation Department, which was read by Mr. Thomas, I received a call from one of the police sergeants in Waianae on Sunday, September 29. We had approximately an hour long discussion regarding several incidents in my letter. He suggested that if the company having control of Huipo Drive would give its consent for the Plantation to act as their representative, we might be able to have the cars which are continually blocking Huipo Drive towed away. The Board of Directors at Makaha Valley Towers, along with the Boards of Directors at Mauna Olu and the Plantation are working very closely now to obstruct all these lawbreakers. Later in the meeting, a vote will be taken to see if this Board feels we should try to get Capital Investments to authorize us as their representatives.

If any of the two-ton soda machines fails to deliver the product, please don't ask a friend to shake the machine over on you.

Regarding the correspondence from Hawaiian Tel which says that they can no longer afford to keep all the public telephones in service, we have decided to keep the telephone at the 665 area laundromat, and one by the vending machines at the Front Office.

On October 19th, I attended a Republican Fundraiser at the Hilton Hawaiian Village. The guest speaker was Mr. Jack Kemp, who is in charge of Housing and Urban Development. I was privileged to speak to Mr. Kemp, who was the guest speaker, prior to the meeting. Little did I realize that the topic of his presentation was the Fair Housing Act. I really attracted his attention when I approached him about the Fair Housing Act being one of the most unfair laws in regards to persons over 50. In his speech, he gave the Republicans the credit for the creation and passage of this Act. Armed with excerpts from his speech and comments from other attendees, I have hopes, although they are slim, that one day Makaha Valley Plantation will again have an Adult and a Family Pool. Mr. Kemp did tell me that he personally would look into this subject. Plans are in the works to follow up on this subject. The cost of this Fundraiser was \$30.00 which was paid by the Plantation.

The September collection from parking stalls was \$4,312.00. Total revenues from the vacuum cleaner is up to \$969.50, which means it is approximately three-quarters paid.

Charles Houtchens, President.

## TREASURER'S REPORT

September, 1991

Total Receipts for September, 1991		\$ 125,467.78
Operating Expenses September, 1991	121,888.75	
Major Improvements September, 1991	0.00	
Total Operating Expenses for September, 1991		121,888.75
Total Operating Surplus/(Deficit)		3,579.03
Total Association Cash & Reserves		238,620.64

Virginia Eskola,  
Treasurer.