

MAKAHA VALLEY PLANTATION

M I N U T E S

DATE: October 8, 1985

PLACE: Conference Room, National Mortgage & Finance, Ltd.

PRESENT: President Ron Melchin
Vice President Frank Berry
Secretary Maybelle Yeomans
Treasurer Linda Powers

EXCUSED: Director Hoolae Paoa

BY INVITATION: Resident Manager Wally Sevedra
Andy Kubo, National Mortgage & Finance
Owner Olga Yoon
Owner Ruth Swinney

CALL TO ORDER: There being a quorum present, at 1:12 p.m. President Melchin called the meeting to order.

MINUTES: Minutes of regular meeting of June 13, 1985, special meeting of July 18, 1985 regular meeting of August 29, 1985, and special meeting of September 12, 1985 were approved.

CORRESPONDENCE: Letter from Bonnie Cassidy re amiled funds.
Letter from 115C re damaged car paint job
Letter from Frank Swan re board eligibility

Re letter from Bonnie Cassidy it was moved by M. Yeomans and seconded by L. Powers that we pay the claim as it would be more expensive to contest it. Approved by Yeoman, Powers and Melchin. Berry abstained.

Concensus that no adtion be taken re letter from 115C, Robert Gross.

Re Frank Swan letter, L. Powers moved that all board members produce documents showing the right to serve on the Board to meet an Association policy, seconded by M. Yeomans. F. Berry moved an amendment that this be deferred until the next meeting, seconded by R. Melchin. Aye: Melchin and Berry. Nay: Yeomans and Powers. Motion lost.on amendment. On original motion Aye: Yeomans and Powers. Nay: Melchin and Berry. Motion lost.

Treasurer's Report: Attached to these minutes and becoming a part thereof is the treasurer's report. NM&F to investigate charges and correct errors from 8/84 in the records.

Secretary's Report: Letter from Sidney Goren re work he had done regarding the unsightly debris on Yee's property. F. Berry noted that some work was being done. It was moved by L. Powers that we authorize Donald Kong to conduct an unannounced audit this year, seconded by M. Yeomans, motion carried.

It was moved by L. Powers that National Mortgage & Finance Ltd. go after back rents due from Yee, seconded by M. Yeomans. Unanimous.

Resident Manager's Report: Attached to these minutes and becoming a part thereof is the resident manager's report. Wally reported that 10 roofs were done. He reported on the status of security guard uniforms. L. Powers moved that we rent instead of buying our uniforms, seconded by F. Berry. Unanimous

Because of OSHA complaints on Toyota truck, L. Powers moved that Wally be authorized to spend up to \$300 to fix the Toyota truck, seconded by F. Berry, unanimous.

Infinished business: Board ratified phone vote of 6/25/85 to dismiss suit against Certified Management. Also ratified phone vote of 7/2/85 to authorize Brian Sugimoto to act as Board's liaison with press and to negotiate with HCC. Also ratified phone vote to allow League of Women Voters to administer elections on 9/12/85 for up to \$800. L. Powers noted that the bill is over \$900. Also ratified phone vote of 7/9/85 to dismiss MVP v. Nariyoshi with prejudice. Also ratified phone vote of 7/31/85 to approve Association Newsletter. By consensus it was approved that we would use Brian Sugimoto's company rather than Okano and Wong.

New Business: Discussion re resolution to assist the Prosecutor's Office to investigate Condominium Management Consultants, Inc. Resolved that Brian Sugimoto, Esq. and Donald Kong, CPA, be authorized to provide the Prosecutor's Office with such assistance as may be required. President Melchin appointed himself, M. Yeomans and F. Berry to ascertain what benefit would arise from this cooperation with the Prosecutor's Office.

Budget was presented by L. Powers, Treasurer, and discussed. A copy is attached hereto and made a part thereof. Maintenance fees are to be increased 8%. Approval will be by phone vote after study has been made.

By L. Powers it was moved to authorize Wally to increase salaries not to exceed 5% at his discretion and based on longevity. Deferred for further consideration. Wally will provide a list of employees he feels deserve an increase.

Moved by F. Berry that we proceed to get the necessary information for Makaha Valley Plantation to be approved for VA and FHA loan status. Seconded by L. Powers. Unanimous

The bill from Worthy was discussed. By consensus it was moved that F. Berry try to negotiate the bill and approve payment.

Re proposal of Akahi Services re grounds maintenance, the consensus was that Wally get additional bids first.

Consensus that we determine if we can pay Master's bill in installments or negotiate. Try to determine source of costs if possible. Check NM&F prepared was voided.

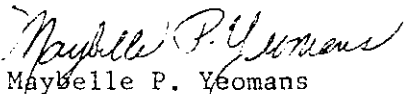
After discussion it was agreed that checks would be signed by one Board member and one employee of NM&F to expedite payments. Unanimous approval by consensus.

L. Powers moved we move the payroll account from Central Pacific Bank to the Bank of Hawaii at Waianae. Unanimous.

Wally was authorized to continue repairing roofs as money becomes available.

Meeting adjourned at 3:40 p.m.

Respectfully submitted,


Maybelle P. Yeomans

Secretary
Board of Directors