

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
WEDNESDAY, October 08, 2003  
MAKAHA RESORT & GOLF CLUB and Makaha Valley Plantation office

**CALL TO ORDER**

Regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:15 PM by President pro tem Treasurer Sokolowski. Treasurer Sokolowski relinquished the chair to President Babineck on his arrival at 7:20 PM.

**ESTABLISH A QUORUM** A quorum was established.

Members Present: President Michael Babineck, Vice president/ Secretary Monty Glover (by phone until 9:05 PM), Treasurer Greg Sokolowski, and Directors Hugh Conroy and Al Deleconio

By Invitation. Irv Ross of Star Protection, Otis King GM, Oram Strauser SM, Shirley Landford, OM, Rich Wolter, Hawaiiana Management Co.

**HOMEOWNER'S FORUM** – Homeowner's Forum was held prior to the regular meeting

**Approve Revised Agenda**

Director Conroy moved to approve the revised agenda. The motion was approved with four (4) directors, who voted to approve the motion and one (1) director, Glover, who was opposed.

**Reading of the MINUTES**

A. Minutes of the September 10, 2003, regular Board meeting. Deferred

**REPORTS**

A. Security. Irv Ross provided an oral report.

B. Treasurer

1. Financial Statements for September 2003. Deferred.

2. Delinquency. Tabled for the Executive session

3. 2004 Budget. President Babineck moved to approve the 2004 budget with a 2.5% decrease of the maintenance fees. The motion was approved with four (4) directors, who vote to approve the motion, and one (1) director, Sokolowski, who voted against the motion.

C. General Manager. GM King provided an oral and written (on file at the Association office) report.

D. Association Manager.

1. Asphalt parking & entries renovation. Deferred

E. Committee

1. Security-sub chair Monty Glover. Provided an oral report.

2. Building/Grounds-Steve Deleconio. Provided an oral report

3. Compliance/House Rules- Hugh Conroy. Provided an oral report .

4. Personnel. Greg Sokolowski. Provided an oral report

5. Budget & Finance. Greg Sokolowski. Provided an oral report. (See Financial Statements above.)

**UNFINISHED BUSINESS**

A. Director Nominations. Deferred

B. House Rules. Director Conroy moved to approve the revised House Rules, dated October 8, 2003, which shall supersede all others. The motion was approved with three (3) directors, who voted to approve the motion, and two (2) directors, Sokolowski and Glover, who voted against the motion.

**NEW BUSINESS**

A. Validate Electrical Meter socket repair. Treasurer Sokolowski moved to approve the installation of a electrical meter socket necessary to link to the HECO system at a cost not to exceed \$3,000. The motion was approved by unanimous consent.

B. Maintenance Personnel Staffing. Treasurer Sokolowski moved to approve the establishment of a staff position for the maintenance/grounds department which will include a strong emphasis in grounds irrigation systems and landscape supervision. The motion was approved by unanimous consent.

C. Security Monitor System-Kiana Pool. Deferred

D. Security Access System-front entry. Deferred.

E. Common element Lighting. Deferred

F. Sewer Line Maintenance. Deferred

G. Security Monitor System-Office. Deferred

H. Portable Fire Extinguishers-190count. President Babineck moved to approve the purchase of 190 portable fire extinguishers with plastic cases for installation in each building stack at a cost not to exceed \$11,000, with the choice of vendors to be selected by the GM. The motion was approved by unanimous consent.

I. Unit Smoke Detectors. President Babineck moved to require all units to install smoke detectors on or before April 1, 2004, and management to commence a unit inspection program of 40 units per month to verify the smoke detector installation, and inspect unit plumbing and safety considerations that may impact the common element. The motion was approved by unanimous consent.

J. Office & Maintenance on site Vehicles. Director Conroy moved to purchase from Golf concepts one electric cart with an option for the GM to purchase a second cart provided the cost does not to exceed \$1250 per cart. The motion was approved by unanimous consent.

K. Coconut Tree Trimming. President Babineck moved and Director Conroy seconded the motion to authorize Hawaii National Landscaping to trim the Plantations coconut trees at the rate of \$17.00 per tree in accordance with the existing terms of the agreement. The motion was approved with four (4) directors, who voted to approve the motion, and one (1) director, Glover, who abstained.

L. Bylaw & Declaration Review. Director Conroy moved to approve a review of the Associations governing documents by Association counsel for recommendations to correct or restate them. The motion was approved by unanimous consent.

M. Vice president Glover moved to require all Association members to adhere to the governing documents without modification, in both the present and the future. The motion was not approved with one (1) director, Glover, who voted to approve the motion, three (3) directors, who voted against the motion, and one (1) director, Sokolowski, who abstained.

N. Board Reorganization. Director Deleconio invited Directors Glover and Sokolowski to relinquish their Board officer positions. Both Directors, Glover and Sokolowski, refused.

1. Director Conroy moved to remove Director Glover from the positions of Vice president/Secretary and moved to remove Director Sokolowski from the position of Treasurer. The motions were approved with three (3) directors, Babineck, Conroy and Deleconio, who voted to approve the motion and two (2) directors, Glover and Sokolowski, who were opposed to the motion. (Directors Glover and Sokolowski remain directors)

2. Director Deleconio moved to appoint Director Conroy to serve, as the Secretary of the board. The motion was approved with three (3) directors, who voted to approve the motion, and one (1) director, Sokolowski, who was opposed. (Glover had terminated the phone link)

3. Secretary Conroy move to appoint Director Deleconio to serve, as the Vice president/ Treasurer of the board. The motion was approved with three (3) directors, who voted to approve the motion, and one (1) director, Sokolowski, who was opposed.

President Babineck recessed the meeting at 9:30 PM and reconvened the regular meeting at 9:50 PM in the Association office.

O. During the Executive Session the Board approved various means to enable the Association to recover unpaid and delinquent maintenance fees and steps to collect delinquent accounts, and denied several requests for appeal of fines or privileges.

#### **EXECUTIVE SESSION**

Hearing no objection and by consent, President Babineck adjourned the regular meeting at 9:50 PM, October 08, 2003, for an Executive session to discuss personal and legal issues. The regular meeting was reconvened at 10:40 PM, October 08, 2003.

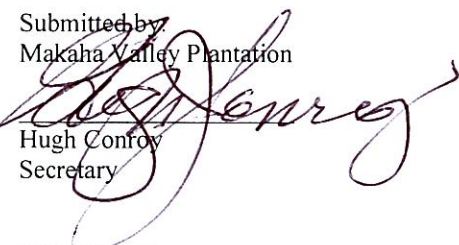
#### **NEXT MEETING**

The next regularly scheduled meeting of the Board of Directors will be held on Wednesday, November 12, 2003, 6:30 PM, at the Makaha Resort & Golf Club.

**ADJOURNMENT**

Noting no other business on the agenda and hearing no objection, President Babineck adjourned the meeting at 10:41 PM.

Submitted by  
Makaha Valley Plantation

  
Hugh Conroy  
Secretary

Hawaiiana Management Company  
Agent for Makaha Valley Plantation  
R. C. Wolter  
Association Manager  
Recorder

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Owners Forum & Resident Comments

1. 176C pool access availability; door mats; potential shifting of structures
2. 158C new owners
3. 064C pool key recoding; asphalt reseal
4. 126A pool rule compliance & control; pool signs
5. 133A landscape improvements
6. 192C security officer presence
7. 039C complaint against 39A & TRO obtained.