

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
WEDNESDAY, November 12, 2003
MAKAHA RESORT & GOLF CLUB and Makaha Valley Plantation office

APPROVED

CALL TO ORDER

Regularly scheduled meeting of the Board of Directors was called to order at 7:40 PM by President Babineck.

ESTABLISH A QUORUM A quorum was established.

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

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

Secretary Conroy moved to approve the revised agenda. The motion was approved by unanimous consent.

Reading of the MINUTES

A. Minutes of the September 10, 2003, regular Board meeting. Secretary Conroy moved to approve the September 10, 2003, minutes with corrections, which will be made to the original document. The motion was approved with four (4) directors, who voted to approve the motion and one (1) director, Babineck, who abstained.

B. Minutes of the October 08, 2003, regular meeting. Secretary Conroy moved to approve the October 08, 2003, minutes. The motion was approved by unanimous consent.

REPORTS

A. Security. Irv Ross of Star Protection provided an oral report.

B. Treasurer

1. Financial Statements for September and October 2003. Vice president Deleconio moved to accept the financial statements, subject to audit. The motion was approved by unanimous consent.

2. Delinquency. Tabled for the Executive session

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

D. Association Manager. Association manager provided an oral report

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. Al Deleconio. Provided an oral report. (See Financial Statements above.)

6. WEB site. Re-established.

UNFINISHED BUSINESS

A. Director Appointments.

1. Vice president Delconio nominated Marjorie Collier and Rich Lever. The nomination was not approved with two (2) directors, Conroy & Deleconio, who voted to approve, and two (2) directors, Sokolowski and Glover, who were opposed and one (1) director, Babineck, abstained.

2. Director Glover moved and Vice president Deleconio seconded the nomination of Marjorie Collier. The nomination was approved with three (3) directors, Glover, Conroy and Deleconio, who voted to approve and two (2) directors, Babineck and Sokolowski, abstained. Marjorie Collier was appointed and seated, as Director, until the next annual meeting.

3. Director Glover moved to nominate Frank Mead. The motion was approved by unanimous consent. Frank Mead was appointed Director until the next annual meeting. Director appointee Mead joined by teleconference at 9:20 PM.

B. Security System-Kiana Pool. Deferred

C. Security Access System-front entry. Director Glover moved to refer the security issues to the Security committee for recommendations. The motion was amended by President Babineck to require recommendations be presented to the board no later than November 28, 2003, following the Security committee meeting which is scheduled for November 26, 2003. Both the main motion and the amendment were approved with four (4) directors, who voted to approve the amendment and the motion, and one (1) director, Deleconio, who was opposed to both the amendment and main motion. Deferred.

D. Common Element Lighting Improvements. Deferred

E. Sewer Line Maintenance. Deferred

F. Security Monitor System-Office. Deferred

NEW BUSINESS

A. Validate selection Security Company. Secretary Conroy moved and Vice president Deleconio seconded the motion to approve AKAL Security Investigations service to replace the present security company. The motion was approved by unanimous consent.

B. Validate establishment and implementation of Association Security Director. Director Monty Glover moved to approve establish a Security Director staff position. The motion was approved by unanimous consent.

C. Personnel Staffing. Secretary Conroy moved and Vice president Deleconio seconded the motion to add the following personnel positions to the manpower requirements to include: one lead janitor; one staff janitor; one lead landscaper; two staff maintenance persons. The motion was approved with three (3) directors, who voted to approve the motion, and one (1) director, Sokolowski, who was opposed to the motion and one (1) director, Glover, abstained.

D. Annual Meeting. President Babineck announced that the Annual meeting is scheduled for March 6, 2004, at the Makaha Valley Resort.

E. Property Survey. President Babineck moved to approve a complete survey of the entire perimeter of the Association property. The motion was approved by unanimous consent.

F. Publishing House Rules. Director Glover moved to appropriate an amount not to exceed \$1,500.00 to print and distribute the recently approved House Rules. The motion was approved by unanimous consent.

President Babineck recessed the meeting at 9:00 PM and reconvened the regular meeting at 9:20 PM in the Association office.

G. 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 decided on several requests for appeal of fines or privileges.

EXECUTIVE SESSION

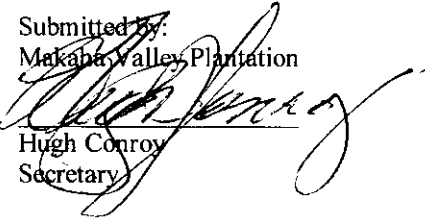
Hearing no objection and by consent, President Babineck adjourned the regular meeting at 9:20 PM, October 08, 2003, for an Executive session to discuss personal and legal issues. The regular meeting was reconvened at 10:20 PM, October 08, 2003.

NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Wednesday, December 10, 2003, 6:30 PM, at the Makaha Resort & Golf Club.

ADJOURNMENT

Noting no other business on the agenda, Director Glover moved to adjourn the meeting. Hearing no objection, President Babineck adjourned the meeting at 10:45 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

1. 176C. security update
2. 126A. chickens; rules & security force; confidentially agreement; common element faucet handles; unit/car radio noise
3. 159A. director appointments & bylaw amendment; smoking on lanais
4. 028A. security
5. 192A. smoking and illegal substances.
6. 135A. security communications; rules orientation
7. 183B. odors from unit below; citations issued to unit owner.
8. 153C. ambiance of the area
9. 123A. thanked board for reduction in Maintenance fees.
10. 123C. acceptance of mediocrity; rules application
11. 049C. first meeting; compliant regarding neighbor and incense burning.
12. 039C. complaint nuisance unit below, 39A, for noise.
13. 024C. consistency of rules application
14. 002B. enforcement of rules, future of Maintenance fee.
15. 050A. children in Jacuzzi; pool swimmers in street clothing