

CLARK COUNTY WATER BOARD
ANNUAL MEETING OF CLARK COUNTY WATER BOARD
1996-1997 FLOWERS OF THE GARDEN OF DISTRICTS

AGENDA

November 13, 1996; 7pm, AG Chamber

MEMBERS PRESENT: President, Cecil Bisher; Vice-President, Louis Lombardi; Secretary, Alvin Silva; Treasurer, David Debe; Director, Wayne Thompson.

AGENDA: Property Manager, Jim Coupland; Resident Manager, Harlow Todor; Administrative Manager, Peggy Todor.

CALL TO ORDER:

APPROVAL OF MINUTES: For October 22, 1996.

CORRESPONDENCE:

REPORTS: PRESIDENT:

VICE-PRESIDENT:

SECRETARY:

TREASURER: Budget report, By-Laws update

DIRECTOR:

PROPERTY MANAGER:

RESIDENT MANAGER:

- BUSINESS:
1. Speed bumps & parking lot paving - Engineers report.
 2. Golf Cart / Radio evaluation - agreement with Burns.
 3. Custodial and Maintenance contract bids.
 4. Structural Engineer inspection.
 5. Security evaluation (cameras, etc.) bids.
 6. Architectural Drawings to be purchased.
 7. Toilet incentive update.

- NEW BUSINESS:
1. 1997 Budget
 2. Back flow preventer repair.
 3. Pressure regulators.
 4. Traffic modifications.
 5. Policy of charges for 1997.
 6. Accident free winner for October to be announced.

ADJUTANT: December meeting to be announced.

ADJUTANT TO EXECUTIVE SESSION FOR PERSONNEL MATTERS AND FINE APPEALS

**MAKAHA VALLEY PLANTATION
ASSOCIATION OF APARTMENT OWNERS
REGULAR MEETING OF THE BOARD OF DIRECTORS**

APPROVED MINUTES

November 13, 1996; 7pm, Wai'anāe Library

PRESENT: President, Cecil Bindel; Vice-President, Bette Larrabee; Secretary, Alvin Silva; Treasurer, David Duke.

ABSENT: Director, Wayne Thompson.

GUEST: Property Manager, Jim Coupland; Administrative Manager, Peggy Hoots.

CALL TO ORDER: A quorum being present the meeting was called to order by Mr. Bindel at 7:05 pm.

Mr. Bindel announced that the Board had an organizational meeting. Ms. Larrabee will be taking over as President. Mr. Bindel will be Vice-President.

Ms. Larrabee announced that Mr. Todaro, our Resident Manager had resigned for personal reasons. We are currently searching for a temporary Resident Manager.

APPROVAL OF MINUTES: Mr. Duke Motioned for approval of the October 22, 1996 minutes. Mr. Bindel seconded the motion. APPROVED 4-0.

CORRESPONDENCE: None.

REPORTS: **PRESIDENT:** Ms. Larrabee mentioned we have a better workers compensation insurance coverage this year and will save us some money.

VICE-PRESIDENT: Mr. Bindel informed us that Oceanic Cable will be raising it's rates to over \$16 per unit starting January 1, 1997. Currently we are paying about \$9 per unit for standard service. The reason given is that the price is now regulated by the FCC and all bulk rates will need to be the same. A representative of Oceanic Cable will be requested to attend our next meeting.

TREASURER: Budget is tight and staff have been instructed to hold expenses to a minimum till the end of the year. Reserves are up to \$489,000 which is good but we will be having large expenses over the next two years. Delinquent maintenance fees are very high. We are diligently seeking these funds as quickly as allowed by law. By-Laws are still being worked on by our attorney.

OLD BUSINESS: 1. Speed bumps & parking lot paving - Engineers report is still being worked on.

2. Golf Cart / Radio evaluation - agreement with Burns has been signed to purchase three golf carts and three radios for \$8,500 as voted on last meeting.

MVP REGULAR MEETING OF THE BOARD OF DIRECTORS FOR NOV. 13, 1996

MOTION MADE BY MR. DUKE TO DEPOSIT THE \$8,500 IN TO OUR RESERVE ACCOUNT. MR. SILVA SECONDED THE MOTION. APPROVED 4-0

3. Custodial and Maintenance contract bids are on hold pending union negotiations.

4. Structural Engineer inspection is incorporated with item one above.

5. Security evaluation (cameras, etc.) bid deadline is not over and we are still accepting bids.

6. Architectural Drawings to be purchased have been canceled. Information that our plans were available was in error. Plans were only available for the resort and the Towers but not MVP.

7. Toilet incentive update. Mr. Silva mentioned that homeowners are not taking advantage of the City and MVP incentive to upgrade their toilets. It seems that the City requirements are too stringent to qualify for a rebate.

MOTION MADE BY MR. SILVA TO RESCIND THE INCENTIVE AND DEVELOP A BETTER PLAN TO ENCOURAGE HOMEOWNERS TO UPGRADE THEIR TOILETS. MR. BINDEL SECONDED THE MOTION. APPROVED 4-0

NEW BUSINESS: 1. 1997 Budget was reviewed and indicated that we will maintain our current operational fund except for the projected increase in the cost of utilities. The recommendation is for a three percent increase in maintenance fees to cover the increased cost of utilities.

MOTION MADE BY MR. DUKE TO APPROVE THE 1997 BUDGET WITH A THREE PERCENT INCREASE IN MAINTENANCE FEES. MR. SILVA SECONDED THE MOTION. APPROVED 4-0

2. Back flow preventer repair of two units will cost \$378.

MOTION MADE BY MR. SILVA TO APPROVE THE REPAIR COST OF THE TWO BACK FLOW PREVENTERS. MR. DUKE SECONDED THE MOTION. APPROVED 4-0

3. Pressure regulators need to be evaluated as to which ones need repair or replacement.

4. Traffic modifications at Kiana and Ala Mahiku intersection are to prevent an accident. Residents are driving from Kian Place to Ala Mahiku Drive on the left side of the flag pole. We could have a head-on collision if this practice is not discouraged. Cars are also not stopping at the gate on the way out. Another speed bump is recommended for this area and other areas.

MOTION MADE BY MR. SILVA TO PURCHASE FIVE PLASTIC SPEED BUMPS FOR \$350 AND MODIFY THE TRAFFIC FLOW AROUND THE FLAG POLE AREA. MR. DUKE SECONDED THE MOTION. APPROVED 4-0

MVP REGULAR MEETING OF THE BOARD OF DIRECTORS FOR NOV. 13, 1996

5. Policy of charges for 1997 were discussed. All items were acceptable except for installing a display bulletin board.

MR. BINDEL MADE A MOTION TO ACCEPT ALL ITEMS EXCEPT THE BULLETIN BOARDS. MR. DUKE SECONDED THE MOTION. APPROVED 4-0

6. Accident free winner for October was Lorain Pepe.

NEXT MEETING: December meeting to be announced.

ADJOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL MATTERS AND FINE APPEALS AT 9:00.

MINUTES APPROVED ON JANUARY 28, 1997.



**ALVIN P. SILVA
SECRETARY**