

Makaha Valley Plantation
Regular Board Meeting
Minutes

Date: November 15, 1988

Place: Hawaiiiana Management's Conference Room

Present: President Maybelle Yeomans, Vice President Nate Crow,
Treasurer Chuck Loomis, Secretary Linda Powers, and Asst.
Secretary Jim Johnson

Excused: Director Tom Youngblood and Asst. Treasurer Frank Flanigan

By Invitation: Dick Gourley (Hawaiiiana Management), Resident Manager Wally
Savedra, M/M Blythe Thomas (168B), M/M Floyd Smith (34A),
M/M Oscar Ford (161A) and John Norris (Condominium
Specialist, Real Estate Commission)

Call to order:

Having a quorum present President Yeomans called the meeting to order at 7:00 P.M.

Minutes:

As there was no objection the Minutes of the October 18, 1988 Regular Meeting were approved as amended.

Correspondence:

Doug McIntosh (28B)—President Yeomans reported that Hawaiiiana Mgt and our attorneys were working to correct the error.

Saylor Bidwell Pacific—It was the consensus of the Board that this matter be taken up under Unfinished Business.

Jardine Emmett & Chandler—It was the consensus of the Board that this matter be discussed under New Business.

Marvin Horton (72C)—President Yeomans reported that Small Claims Court found in our favor. The Board expressed its appreciation to Treasurer Loomis and Hawaiiiana Mgt. for appearing on the Association's behalf.

Inga's Realty (57A)—It was the consensus of the Board that, consistent with our attorney's opinions as to responsibility, she be advised to tell her owner to contact the upstairs owner about the problem.

Officers' Reports

Treasurer Loomis reported that at the end of August, we had \$255,586 in cash and reserves.

Delinquency Committee Report

Treasurer Loomis and Property Manager Gourley reported that their committee had gone through every single delinquency and that the ones they recommend to be zeroed out are several years old, that the owners dispute the Association's claims and that in all likelihood the outstanding balances were in error.

Resident Manager's Report

Attached to these minutes and becoming a part hereof is the report of Resident Manager Savedra.

Property Manager's Report

Attached to these minutes and becoming a part hereof are the financial reports for September.

Unfinished Business

- A. Businesses on property—President Yeomans reported that Mrs. Swinney still had not responded to the attorney's letter requesting her to move her business off the property. It was the consensus of the Board that President Yeomans talk to the attorney about sending another letter.
- B. Repainting the buildings—Resident Manager Savedra reported that Color Dynamics will be bringing equipment to the property on November 21st.
- C. Resurface tennis court—Resident Manager Savedra reported that the job has been completed and that he has received several compliments.
- D. Building Leaks—Vice President Crow moved and Treasurer Loomis seconded the hiring of Saylor Bidwell Pacific for a couple of hours at \$110/hour to make a more detailed inspection and provide recommendations with regards to possible settling, erosion, etc. The motion passed unanimously.
- E. Settling of 144 stack—Resident Manager Savedra reported that he will be talking to Dalmally Homes about effecting repairs.
- F. Delinquencies—Treasurer Loomis moved and Vice President Crow seconded adopting the Delinquency Committee recommendations. The motion passed unanimously. It was also the consensus of the Board that the committee examine old credits and make recommendations at the next meeting.
- G. Hubbard Suit (133A)—Treasurer Loomis moved and Vice President Crow seconded retaining a California attorney to have the case remanded back to Hawaii. After discussion concerning the lack of choice in this matter, the motion passed unanimously.

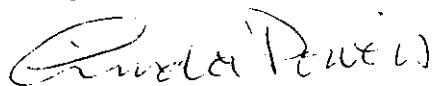
New Business

- A. Christmas Party—Secretary Powers moved and Vice President Crow seconded providing \$1500 for the employees' Christmas Party. The motion passed unanimously.
- B. Insurance—Vice President Crow moved and Secretary Powers seconded approving the additional premium of approximately \$14,000. After discussion, where it was noted that last year's premium had been based on the company's mistaken notion that our structures were masonry and not the more expensive wood frame, the motion passed unanimously.
- C. Carpet damage—Secretary Powers moved and Treasurer Loomis seconded instructing Resident Manager Savedra to submit the claim to our insurance company and to report to the Board via the telephone as soon as he has a response.

Next Meeting: 7:00 PM, January 17, 1989 at Hawaiiiana Management

Adjournment: Having no further business to review and hearing no objections, at 8:40 PM President Yeomans adjourned the meeting.

Respectfully submitted,



Linda Powers
Secretary
Board of Directors