

APPROVED

MINUTES OF THE SPECIAL BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
FRIDAY, NOVEMBER 15, 2002
7:00 P.M., ON-SITE, MANAGER'S OFFICE

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:21 p.m., by President Sokolowski.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Greg Sokolowski
 Alvin Silva
 Hugh Conroy (Conference Call)
 Al Deleconio
 Bobbie Castro

Present by Invitation or as Guests: Kenneth Darroch, Resident Manager
 Jim Coupland, Hawaiiana Management Co., Ltd.
 Rich Wolter, Vice President Training,
 Hawaiiana Management Co., Ltd.

UNFINISHED BUSINESS

- A. Proposed 2003 Operating Budget & Reserve Study - The Management Executive presented the Proposed 2003 Operating Budget and tied it in with the Reserve Study accomplished by Armstrong & Associates, Inc. The Management Executive recommended no increase in maintenance fees for 2003.

The Management Executive was directed to obtain a statement from Dale Armstrong on his feelings toward the roughly \$250,000.00 per year for four years for Structural Repairs - A units PH-1, 2, 3 & 4. It must explain why the full amount should not be included in the reserves. The Management Executive is also to have the Reserve Study amended to include the 754 & 757 vegetation and irrigation projects. Dale Armstrong is also to inform the Board how he obtained the 2% inflation rate that he used.

Several other areas were discussed to include possible leasing the heat pump equipment, a lease of approximately \$83,200.00 per year for five years to obtain

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security equipment and to begin a study to determine the cost to replace all street parking lights with solar light posts.

Director Castro moved to approve the 2003 Operating Budget and Reserve Study as amended with no increase in maintenance fees and a 5% increase in management fees. Vice President Silva seconded the motion. The motion passed unanimously.

- B. HNL Tree Trimming/Removal - Agreement Signed.

- C. 718/688 Irrigation Contract - By unanimous consent, the Board selected HNL to install a new irrigation system in the 718/688 areas for \$83,333.59.

- D. Partial Payment to C. J. Peterson for Work on the Putting Green - C. J. Peterson requested a partial payment to cover their costs for the new asphalt. Director Castro moved to pay C. J. Peterson \$7,000.00 of the total \$21,000.00 due after project completion. Vice President Silva seconded the motion. The motion passed unanimously.

DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Monday, December 2, 2002, at 7:00 p.m., at Makaha Resort Golf Club, Pokai Room.

ADJOURNMENT

There being no further business, the meeting was adjourned 8:42 p.m.

Submitted by:


Jim Coupland
Recording Secretary

Approved by:

