

MAKAHA VALLEY PLANTATION
REGULAR BOARD MEETING
MINUTES

DATE: November 18, 1987

PLACE: Waianae Public Library

PRESENT: President Maybelle Yeomans, Vice
President Steve Kirk, Secretary Linda
Powers, Treasurer Cliff Weber and Asst.
Secretary Jim Johnson

EXCUSED: Director Charles Loomis

BY INVITATION: Dick Gourley (Hawaiiana Mgt.), Resident
Manager Wally Savedra, Chief of
Security Tim Ford, Gail Nakatani
(Dinman, Nakamura, Elisha & Nakatani),
Margaret Weber (163A), M/M Floyd Smith
(34A), M/M Claude Davis (14A), Blythe
Thomas (168B), Maureen D'Autun (183B),
M/M Henry McDaniel (184B), Ruth Swinney
(92A), Ingeborg Yoon (69B), M/M Warren
Larson (62B), M/M Charles Houtchens
(47A), Tom Powers (88A), M/M Al
Delconio (174C), Nancy Swanson (104B)
and M/M Lynn Hubbard (133A)

CALL TO ORDER:

Having a quorum present President Yeomans called the meeting to order at 6:07 P.M.

MINUTES:

There being no objection the Minutes of the Regular Meeting of October 21, 1987 were approved.

CORRESPONDENCE:

Nakatani to Hadley - It was the consensus of the Board that this matter be deferred to Unfinished Business.

Andy Kubo (NM&F) - It was the consensus of the Board that this matter be deferred to a later date.

Royal Insurance - Secretary Powers moved and Vice President Kirk seconded instructing Property Manager Gourley to notify the affected owners that they must install smoke detectors.

Ernest Barbaris (108B) - It was the consensus of the Board that this matter be deferred to Unfinished Business.

Donald Hayes (100B) - It was the consensus of the Board that this matter be deferred to Unfinished Business.

Lynn Hubbard (133A) - It was the consensus of the Board that this matter be deferred to Unfinished Business.

John Bach (133A) - It was the consensus of the Board that this matter be deferred to Unfinished Business.

OFFICER'S REPORTS:

SECRETARY - Secretary Powers stated she had nothing to report.

TREASURER - Attached to these minutes and becoming a part hereof are the reports of Treasurer Weber and Asst. Treasurer Thomas.

COMMITTEE REPORTS:

AD HOC BUDGET COMMITTEE - Attached to these minutes and becoming a part hereof is the report of Treasurer Weber and Asst. Treasurer Thomas.

AD HOC WAGES COMMITTEE - Attached to these minutes and becoming a part hereof is the report of Chairman Thomas.

RESIDENT MANAGER'S REPORT:

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

MANAGING AGENT'S REPORT:

Attached to these minutes and becoming a part hereof is the September financial report.

At 6:38 P.M. it was the consensus of the Board that the meeting be adjourned to Executive Session to discuss possible pending litigation and proposed wage rates. The meeting was called back to order at 7:33 P.M.

UNFINISHED BUSINESS:

A. Unauthorized Alterations. Treasurer Weber moved and Secretary Powers seconded instructing Dinman, Nakamura, Elisha & Nakatani to initiate suit to force the removal of the ramp at 133A. The motion passed unanimously.

B. Back Gate. Treasurer Weber moved and Secretary Powers seconded closing the back gate. After discussion where it was pointed out that posting a guard at the back gate to handle only a few cars each day kept security from being able to respond to emergencies as quickly as may be necessary, the motion passed unanimously.

C. 100A Damage. It was the consensus of the Board that President Yeomans respond to Mr. Hayes's letter.

D. 1988 Budget. It was the consensus of the Board to approve the budget and a maintenance fee increase of 10%. After hearing considerable opposition from the owners present, it was the consensus of the Board to address this matter at a special meeting to be called within 2 weeks.

NEW BUSINESS:

A. **Christmas Party.** It was the consensus of the Board to provide \$1,000 for the employees' Christmas party.

NEXT MEETING:

December 15, 1987 at 5:30 P.M. for the informal session, 6:00 P.M. for the meeting.

ADJOURNMENT:

Having no further business to review and hearing no objections, at 9:00 P.M. President Yeomans adjourned the meeting.

Respectfully submitted,



Linda Powers
Secretary
Board of Directors



MAKAHA VALLEY PLANTATION

84-786 ALA MAHIKU DRIVE WAIANAE, HAWAII 96792

NOVEMBER 18, 1987

To: Board of Directors, Makaha Valley Plantation
From: Wally Savedra, Resident Manager
Re: Resident Manager's Report

LIFEGUARD:

Effective November 16, we will no longer employ a lifeguard at the Family Pool. Due to numerous complaints regarding the lack of enforcement of our rules, it was the concensus that Security can provide adequate coverage of the pool areas, and a closer monitoring of the pools and any resulting rule violations will be in effect immediately.

LANAI REPAIRS:

The maintenance crew has begun lanai repairs again. To date, existing lanais have been repaired as signs of leakage have been reported.

INCREASED WATER CONSUMPTION:

All meters have been monitored closely for the past two weeks, and there are no signs of any underground breaks in either the supply or the irrigation systems. Maintenance personnel have gone door to door in the areas of the largest increases, and so far they have found no unusual problems.

STAIRWELL PAINTING:

For the past month, one maintenance employee has been working strictly on stairwells. Areas 718, 664, 665, 707, and #'s 163-180 in the 688 area have been completed. The addition of the white safety stripes is in progress. Very soon, it will be time to repaint the stairwells that were completed earlier in the year.

INCREASE IN DRYER CHARGES:

Effective November 1, 1987, the cost of operating the dryers was increased to 50¢ for 40 minutes.

ELECTRICAL TRANSFORMER:

HEI installed a new transformer in the 757 area to replace a defective unit that was showing signs of leakage.

SPEED BUMPS:

As discussed at the last meeting, one or two speed bumps need to be installed along Ala Mahiku Dr., between the upper 664 area and the back gate. Proper equipment will need to be obtained before they can be fabricated.

MONTHLY PARKING REVENUE:

\$1,490.00 was collected and deposited for October's monthly parking fees.

RESIDENT MANAGER'S REPORT

WORK PERFORMED IN APARTMENTS BY MAINTENANCE:

In response to questions raised by Board Treasurer, Mr. Cliff Weber; I will address each question individually.

1) Is any such work being done?

Due to occasional damage occurring inside of units as a result of lanai or roof leaks, or from malfunctions in common plumbing lines, the association is responsible for remedying the situation. There are also circumstances that arise where remedial action can not wait for the response of the responsible parties. In these instances, repair work is performed by our staff, and the responsible parties are billed for the repairs.

2) If so, how does the employee enter the apartment?

Usually through the front door. Seriously, because these situations are called to our attention by the tenants, we have the advantage of being able to ascertain the priority of the repair, and either tend to it immediately, or schedule with the tenant at a mutually agreeable time.

3) Is both the employee and the Plantation protected by having either the owner or a representative of the owner present.

For the majority of the situations, the answer is yes. The exception to this would be the times when either the owner or tenant, acting on behalf of the owner, makes arrangements with the office to leave the unit keys with management.

4) Is an accurate record kept of the work done inside the apartments i.e. Apt.#, date, time, work done, hours, etc.?

All work done by the maintenance crew is assigned to the employees through the use of work orders. All work and related information is kept on file.

5) Why is no mention made in the Resident Manager's report?

If the Resident Manager's Report was to include a detailed breakdown of all work performed throughout the month, it would be necessary to extend the length of the Board Meeting by several hours.

Respectfully submitted,


Wally Savedra