

MAKAHA VALLEY PLANTATION
M I N U T E S

REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE ASSOCIATION OF
Apartment Owners of MAKAHA VALLEY PLANTATION

DATE: Tuesday, November 20, 1984

PLACE: Rocana Hotel Conference Room

PRESENT:
President Hoolae Paea,
Vice President Frank Swan,
Parliamentarian Charles Loomis,
Treasurer Rosemary Gordon,
Secretary Linda Powers and
Director Ron Melchin

EXCUSED:
Assistant Treasurer Charles
Hutchens, Assistant Secretary Gilbert
Patterson, and 2nd Asst. Secretary
Maybelle Yeomans

BY INVITATION:
Tad Kanda & Andy Kubo (NM&F),
Owners Marshall & Rene Rice, and
Owner Tom Powers

CALL TO ORDER:
Having a quorum present and due to
the temporary absence of the President,
Vice President Swan called the meeting
to order at 10:15 A.M.

MINUTES:
There being no objection the minutes of the Special Meeting of
October 23, 1984 were approved. (President Paea joined the
meeting and assumed the Chair.)

CORRESPONDENCE
Letter from Owner John Kautzman, Secretary Powers was directed
to respond quoting Association policy.

COMMITTEE REPORTS
A. Grounds and Architectural. Chairman Swan reported that his
committee was currently taking bids from tree trimmers, that the
nursery had been extended 20 feet, and that building stairways
could probably be painted early in 1985.

B. Rules, Administration and Security. Chairman Powers requested
and it was the consensus of the Board that discussion be referred
to Unfinished Business and New Business.

MANAGING AGENT'S REPORT:
It was the consensus of the Board that discussion be deferred to
Unfinished Business.

RESIDENT MANAGER'S REPORT:
Resident Manager Sevedra reported that he would be test-painting
one stairwell next week.

UNFINISHED BUSINESS:
A. NM&F Procedures. After discussion it was the consensus of the
Board that the attached "Report Procedures for Fiscal Management"
be adopted as policy with the addition of Item 6 "Payables Aging"
under "Contents". Mr. Kubo also stated that changes to the
owners list would be forwarded to the Resident Manager and the
Secretary. (President Paea and Director Melchin asked to be
excused and Vice President Swan assumed the Chair).

B. HCC Agreement. It was the consensus of the Board that this
matter be deferred until our Attorney reviewed the tentative
agreement.

C. Certified Management. After discussion Secretary Powers moved
retaining Paul, Johnson and Alston as the Association's attorney
with regard to its case against Certified Management. Treasurer
Gordon seconded. The motion passed unanimously.

D. CMC. By general consensus discussion was deferred to the next
meeting.

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E. Promissory Note. Treasurer Gordon moved and Secretary Powers seconded the approval of a Promissory Note between the Association and Dahu Gas Co. After discussion the motion passed unanimously. Secretary Powers was directed to write NM&F instructing them to pay at least 5% each month on the unpaid balance.

NEW BUSINESS:

A. Assistant Vice President. Secretary Powers moved and Treasurer Gordon seconded the nomination of Director Melchin to the post of Assistant Vice President. After discussion the motion passed unanimously.

B. Legal Committee. Secretary Powers moved the establishment of a legal committee to assist the Board in overseeing the Association's legal affairs and to act as the Board's liaison with attorneys; that Owner Tom Powers, Asst. Vice President Melchin and Treasurer Gordon be made members of this committee; and that Tom Powers act as chairman. Treasurer Gordon seconded. After discussion the motion passed unanimously.

C. Pool Pump. After discussion it was the general consensus of the Board that Resident Manager Sevedra set more bids and report back at the next meeting.

D. Open House Signs. Secretary Powers moved amending the House Rules for a trial period not to exceed 6 months to allow for open house signs any day of the week from Noon to 5 PM. Treasurer Gordon seconded. After discussion the motion passed unanimously.

E. Audit Coordinator. Secretary Powers moved and Vice President Swan seconded the appointment of Treasurer Gordon to the position of Audit Coordinator. The motion passed unanimously.

F. Laundry Contract. After discussion it was the general consensus of the Board that funds permitting, the Association should discontinue its cleaning contract with Young Laundry and purchase the guards uniforms in January.

G. Street Light Lenses. Resident Manager Sevedra reported that he had secured a good price for replacement lenses. It was the consensus of the Board that Manager Sevedra order the lenses and that they be delivered 600 in January.

H. Employee Christmas Party. Resident Manager Sevedra requested the Association pay \$400 toward the expenses of the employee Christmas Party. After discussion it was the consensus of the Board that this be done and that Resident Manager Sevedra should put a container in the front office for resident contributions.

I. Resident Manager's Raise. Resident Manager Sevedra reminded the Board that his salary was to be increased \$100 December 1. It was the consensus of the Board that this is reaffirmed.

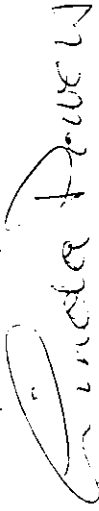
NEXT MEETING:

The next meeting of the Board of Directors will be held on December 16, 1984 at 10:30 A.M. at the Makaha Valley Plantation 61A

ADJOURNMENT:

Having no further business to review and hearing no objections, at 1:00 P.M. Vice President Swan adjourned the meeting.

Respectfully submitted,



LINDA POWERS
Secretary
Board of Directors