

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
TUESDAY, NOVEMBER 23, 1999
7:00 P.M., WAIANAE SATELLITE CITY HALL

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:07 p.m. by President Larrabee.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Bette Larrabee
 David Duke
 Alvin Silva

Members Absent: Bobbie Castro

Members Excused: Greg Sokolowski

Present by Invitation or as Guests: Peggy Hoots, Manager
 Jim Coupland, Hawaiiiana Management Co., Ltd.
 Jeff Smith, Engineering Forensics, Hawaii (Dptd. 7:56 p.m.)
 Rene Henderson, Burns Security Int'l Svcs. (Dptd 7:27 p.m.)

APPROVE MINUTES

There being no corrections or changes, the minutes of the October 26, 1999, Board meeting were approved as presented, following a motion to approve by Treasurer Duke, a second by Secretary Silva and a unanimous vote to approve.

COMMITTEE REPORTS

- A. Security Report – Major Rene Henderson briefed the Board on a variety of statistics, including there being 136 visitors per day to the Association residents and office. Children have been permitted to play in the picnic areas because of construction in their normal play areas. Major Henderson announced that Burns International Services will have extra Security personnel available over December 31, 1999. Major Henderson departed at 7:27 p.m.

- B. Y2K Committee Report – Deferred, as the chairperson did not attend the meeting. Manager Hoots stated that any power outages around December 31, 1999, would be handled just like a Storm Warning.

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TREASURER'S REPORT

- A. Treasurer Duke gave the Treasurer's Report for October 1999. The Cash and Reserves at the end of October 1999 were \$1,425,179.50. The actual reserves were \$1,369,814.39. The October 1999 Financial Statement was accepted, subject to audit.
- B. Delinquency Report – The Delinquency Report was distributed by the Management Executive prior to the meeting. Any actions by the Board were deferred to Executive Session.

MANAGEMENT EXECUTIVE REPORT

The Management Executive stated his report would be given with the individual Agenda items.

MANAGER'S REPORT

The Manager's Report was distributed prior to the meeting. A copy of this report is on file in the Manager's Office and Hawaiiana Management Company, Ltd.

The Resident Manager reported the following additional significant item:

- A. Security at Pools – A number of suggestions were made to improve security at the swimming pools to include using volunteers and security cameras. This entire issue will be addressed by the Board in the future.

UNFINISHED BUSINESS

A. Renovation Project

1. Status – Jeff Smith, Engineering Forensics, Hawaii, briefed the Board on the progress of the project. The project was 30% completed at the end of October, as opposed to the scheduled 35%. The next walkthrough will be conducted on December 3, 1999. The 757 Area Punchlist is expected to be completed in December 1999. The French Drain construction has begun in the 757 area.

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UNFINISHED BUSINESS, Cont.

2. Lanai Repairs by Shioi – Jeff Smith reported that Shioi has repaired 67 lanais to date, at an average cost of \$533.00 per lanai.

A variety of questions were answered by Mr. Smith. He will have to get back to the Board on some issues raised. He departed at 7:56 p.m.

- B. Temporary Hire Maintenance Work – The reasons for hiring the temporary carpenters have all been completed. However, their skills could help re-build the fences around the pools along with the pool equipment sheds. Treasurer Duke moved to extend the Burn's Carpenters for an additional five (5) weeks, through December 31, 1999. Secretary Silva seconded the motion, which passed unanimously.
- C. Back Gate Access – The pedestrian gate lock can be opened using the pool key. This issue is deferred until the overall security matter can be resolved.
- D. Oceanic Cable - Cable of the Outside of the Buildings – The Board decided HiComm was not installing the exterior TV cabling properly and the installations were inconsistent. Two examples are units 32A and 56B. They directed the Management Executive to have HiComm come back out and correct these deficiencies.

NEW BUSINESS

- A. Select Annual Meeting Date, Time and Location – By unanimous consent, the Makaha Golf Club was selected. The date is Saturday, March 11, 2000, at 10:00 a.m.
- B. Web Handling of the Wash House Dryer Lint Collection – The question was asked about how Web was handling the lint collection. They directed that Web be contacted on this issue.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 8:24 p.m., to address legal issues.

The Board reconvened to the Regular Board meeting at 8:45 p.m.

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The results of the Executive Session are as follow:

1. The Board ratified the prior decision on 196C.

UNFINISHED BUSINESS, Cont.

- E. Irrigation System Design – Several companies were suggested that might be able to handle re-designing the overall irrigation system. Water Engineering firms could be able to handle it.
- F. Vegetation Around Makaha Valley Plantation – Because Shioi's landscaper did not perform well, a great deal of vegetation has been ruined. The Board directed Engineering Forensics, Hawaii be notified so they can resolve this issue quickly.

NEW BUSINESS, Cont.

- C. Board Planning Session – The Annual Board Planning Session will be held on Saturday, December 4, 1999, at 9:00 a.m. at the Makaha Golf Club.

DATE, TIME AND PLACE OF NEXT MEETING

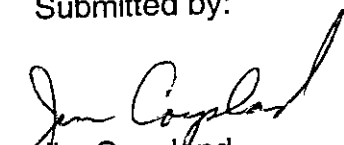
The next regularly scheduled meeting of the Board of Directors will be called by the President on either December 13th or December 15, 1999, at 7:00 p.m., Waianae Satellite City Hall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:55 p.m.

Submitted by:

Approved by:


Jim Coupland
Recording Secretary


Alvin Silva
Secretary