

ASSOCIATION OF APARTMENT OWNERS
MAKAHA VALLEY PLANTATION

MINUTES - Board of Directors Meeting

Date: November 24, 1992

Place: Makua Room, Sheraton Makaha Resort

Present: Blythe Thomas, Tom Youngblood, Virginia Eskola, Dick O'Donnell

By Invitation: Charles Houtchens, Resident Manager
Marie Calder-Clayton, Hawaiiana Management Co.:
Emerald Souza, Assistant Manager:
Capt. John McFarland, Security:
Betty Thomas - 181-A: Aldene Doherty - 184-B:
Dolly E. White - 68-B: M/M Cecil Bindel - 10-C:
Bill Figgis - 193-A: Betty O'Donnell - 196-A:
Bob Eskola - 67C: M/M George Matsuyama - 140-C:
Tom Powers - 88-A: M/M W. S. Sylvester - 19-A:

A quorum being present, President Thomas called the meeting to order at 7:00 PM.

The Minutes of the meeting of October 27, were approved unanimously as distributed.

Correspondence

- 1) Nitto Hawaii - for Information
- 2) Sealmasters - Oil Spills - to Unfinished Business
- 3) Sealmasters - Stair Treads - for Study
- 4) C&C Honolulu - for Information

Reports of the Officers

Reports of President Thomas, Treasurer Eskola, Resident Manager Houtchens, and Security Captain McFarland are attached.

Unfinished Business

- 1) **Waste Line Maintenance** - Held over from October meeting. Since the information for this item is still not available, it was postponed until the January 1993 meeting.

2) **Annual Meeting Date** - President Thomas reported that the date March 20, 1993 had been confirmed. It will be held at the Makaha Terrace at the Sheraton Makaha Resort & Country Club. Pupus will be available at 9:00 AM, Registration at 9:30 AM and Meeting Open at 10:00 AM.

3) **Oil Spills** - Resident Manager Houtchens reported on the fact that we presently have many oil spills, with 323 of them in very bad shape. The letter from Sealmasters advised that it would cost us from a minimum of \$8,075 to a maximum of \$36,000 to clean these up. Mr. Houtchens felt this was too much money and we will attempt to have our cleaning ladies clean some of the spills. If vehicle is noted to have an oil leak, the House Rules will be followed and no decal will be issued (or an issued decal will be removed) until oil leak is repaired. Decals will not be removed until authorized by Resident Manager Houtchens or Captain McFarland.

New Business

1) **Accident-Free Days** - October Winner was Wylington Ha'o.

2) **Copy Machine** - Ratification of Telephone Vote re new Copy Machine for 1993 (included in 1993 Budget). Ratified unanimously.

3) **Fence Completion** - Ratification of Telephone Vote re completion of fence from 707 area to front gate. Ratified unanimously.

4) **Check Valves** - In-line check valves at each boiler room appear to have completely deteriorated - the cast iron valves normally last approximately 10 years. These are required by law and must be replaced. The total cost of replacing these valves with brass (lifetime) valves will be approximately \$6300.00. Moved by Dick O'Donnell that we replace these check valves with brass valves for the cost of approximately \$6300.00. Carried unanimously.

5) **Fence** - Moved by Dick O'Donnell that we now complete the fence from the present ending at Kili Drive to the Front Gate. Carried Unanimously.

Next meeting will be held on Tuesday, January 26th, 1993, in the Makua Room, Sheraton Makaha Resort & Country Club at 7:00 PM.

The Board went into Executive Session at 8:14 PM to discuss possible litigation.

The meeting was adjourned at 8:24 PM.

W. Blythe Thomas, President/Secretary

Report of the President

This coming Thursday, we celebrate Thanksgiving. In my opinion, we must be thankful for this beautiful area, a portion of which we are privileged to own. And, we must be thankful for an excellent staff - a staff, without whom we would not have such a beautiful place.

Allow me to take this opportunity to wish one and all a very Happy Thanksgiving Day. At the same time, since we do not have a December meeting, my personal Best Wishes for a Very Merry Christmas and a Happy 1993.

Blythe Thomas, President.

Report of the Treasurer

October, 1992

Total Receipts		\$ 128,789.71
Operating Expenses	93,353.53	
Major Improvements	12,651.80	
Total Operating Expenses		106,005.33
Total Operating Surplus/(Deficit)	35,436.18	
Total Association Cash & Reserves		247,478.04

Virginia Eskola, Treasurer.

Report of the Resident Manager

Several of you have probably noticed that many new brown refuse containers have been installed in place of the blue ones. Our contract stated that all of the containers must be of new metal and a brown color. On October 30th, the six-yard containers were delivered, and the operation went very smoothly. The eight-yard containers are presently being fabricated, and on completion will be exchanged for the remaining blue ones. We have a three-year contract with Browning Ferris Industries. Should you notice any odor problems, please notify the office as the contract requires spraying a deodorizing substance as each container is emptied.

Some of you may have noticed work going on in the rest rooms at both pool areas. The new dividers which were voted on in the October meeting will not be available for installation until some time in January. New lights and proper electrical conduit is presently being installed and painting is in progress.

The playground equipment approved by the Board at the October meeting for \$4200.00 was found to take a larger area than what we had available. Mr. & Mrs. Weber located some smaller equipment and so far one item has been purchased at a cost of \$150.00. The children (and mothers) appear to be enjoying this piece of equipment, and it is likely that we can get a few other pieces for a total cost of around \$1000.00. I hope the Board and homeowners will be pleased with this and a saving of over \$3000.00.

Many people have been asking about the awning installations. In discussion with Francis Okudara of Pacific Awning, I am advised that the first installation should begin the first part of January.

The correspondence which Mr. Thomas read concerning the proposal for the step treads, is something I felt the Board should study. The Plantation has a total of 3,718 steps. I know that this proposal is a great deal of money, but I believe the Board might first consider putting these treads on the steps which are open to the elements. These would require somewhere between 900 and 1000 treads.

The new computer system has been installed. There are still a few bugs, but Mr. Hall is willing to come up to the office and get the problems squared away. Some of these problems, I suspect, are not necessarily due to the equipment. Mr. Hall has stated that I have some very dangerous fingers. The total cost of this important addition was just over \$18,500.00.

We have received many compliments on the addition to the fence. The account was just received today - November 24 - and the total amount was \$ 17,246.38.

We have some new plantings in almost every area. The Akahi Landscapers have propagated something over 400 new plants, which are in the nursery and will be ready sometime next year.

Also the trimming of the 365 trees that was passed unanimously by the Board in October, will commence the first week of December and will require approximately three weeks to complete. Mr. Hogue, President of Akahi Landscaping, has also stated that persons living in "C" units will be able to have their windows washed for a fee. Further information will be made available on Channel 2 of Cable TV.

Something which has caused me concern over the past three weeks, and the ballpark prices just came in yesterday, is the necessary replacement of one large check valve in each of the nine boiler rooms. In the one which was opened some two weeks ago, we discovered the flapper had completely rusted away. There was no evidence of any portion of it in the valve. Some of the water problems which we're having in the 664, 668 and 754 areas may well be related to this problem. The valves are cast iron and are only supposed to last 10 years - which means these should have been replaced almost 10 years ago. This, unfortunately, was not learned until we started checking into it. After speaking with the owner of TR Enterprises, who does quite a lot of work here at the Plantation, it was explained that the replacement cost of cast iron valves would be slightly in excess of \$300.00 each, and brass valves would be approximately \$700.00 each. The two total figures would be either \$2700.00 or \$6300.00. The difference in the two is that cast iron will last approximately 10 years while brass will be a lifetime. With all these questions in mind, no one has been able to tell me when the cast iron valve flapper will rust away and stop up the water flow in the line. When the cast iron valves start to rust away, large particles may be released to flow in the water line until they reach some obstruction, where they could slow the waterflow during high peak usage. I suspect this may well be what happened in those three areas, creating our waterflow problems now. Since, as I stated, this has caused me considerable concern, I feel that the Board should consider what should be done. I realize that none of this is in the 1993 Budget. It is the law that these valves be in place, so the only choice we have is the type of valve we will use in replacement.

The Parking Receipts for October were \$4152.00.

Charles Houtchens, Resident Manager.

Report of Security

November 1992

On behalf of the Security Staff, I would like to thank the Association as well as the Board of Directors, for the new fence that extends from the 707 area to the front of the property by the guard station.

Our present Security Staff has received several compliments this month. Some of these are:

- a) how quickly Security responds to calls.
- b) officers are seen in the areas more frequently.
- c) how safe many of the tenants feel living on MVP.

The Security Staff has been slowing down speeders to ensure a safer place for all of us - there has been some disregard of the speed limit.

Security has also received a lot of compliments about the play area at the Sun 'N Fun Pool. Our residents like the safety features the gym set has.

The new computer at the Front office has really assisted Security, enabling us to do our job much more quickly, and making response times much better.

A new oil spill citation has been put into effect. We hope that issuance of this citation will cut down on the dirty-looking and destructive oil spills, and again helping in making this a more enjoyable place to live.

Security was successful in catching a trespasser this month. HPD was called and a one-year trespass warrant was issued against the adult offender.

Domestic disturbances required the calling of HPD three times this month. I am, pleased to say however, that domestic problems are still decreasing.

John McFarland, Security Captain.