

ASSOCIATION OF APARTMENT OWNERS
MAKAHA VALLEY PLANTATION
MINUTES - Board of Directors Meeting

Date: November 27, 1990

Place: Makua Room, Sheraton Makaha Resort

Present: Charles Houtchens, Tom Youngblood, Blythe Thomas, Sandy Grant

Excused Loretta McDaniel

By Invitation: Marie Calder-Clayton, Senior Management Executive, Hawaiiana Management Co.; Ron Wailwork, Resident Manager; Emerald Souza, Assistant Manager; Betty Thomas-181A; M/M Peter Hedeil-66C; Gilbert Pattenson-69C; M/M Robert Eskola-87-C; Yana Bridle-16A; Tom Powers-88A; George Huffman-53C; M/M Robert Coulter-125C.

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

The Minutes of the meeting of October 23 were approved unanimously as distributed.

Correspondence

1) Hashimoto - 52C - Ms Hashimoto asking to have the coconut trees removed in front of her parking stall due to coconuts dropping on her car. She has a claim pending and awaiting the adjuster. Mr. Houtchens assured the Board that the coconut palm trees would not be cut down. Ms Calder-Clayton advised that Mr. Horner of Insurance Factors and the claims adjuster had both contacted Ms Hashimoto and would be looking after the problem. Mr. Horner has apparently advised Ms Hashimoto that she holds some responsibility - when she bought into Makaha Valley Plantation she was aware of the foliage and trees and that this was part of the ambience. The claims adjuster will advise what transpires after the claim has been settled.

2) Nakatsuka - DAB5 - Secy. Thomas read a letter to Mr. Nakatsuka from Makaha Valley Plantation regarding picking up students at the main gate only.

3) Fireman's Fund - Re survey by insurer. Recommended we obtain copies of liability insurance issued to contractors and concessionaires. Also recommended that the Pool Rules sign be posted nearer the pool gate. For information only.

4) Web Service Co. - re increase in washer and dryer rates due to substantial increase in costs incurred due to Middle east crisis.

Reports

Reports of President Houtchens, Treasurer McDaniel, and Resident Manager Wailwork are attached.

Committee Reports

None.

Unfinished Business

- 1) Roof Repairs - Telephone Vote Ratified unanimously re giving roof repair and maintenance contract to Rainbow Roofing Co.
- 2) Thanksgiving Turkeys - Telephone Vote Ratified unanimously re giving each employee a \$20.00 gift certificate for Thanksgiving.
- 3) Laundry Machine Increase - Telephone Vote Ratified unanimously re laundry machine increase.
- 4) Annual Meeting Date - Confirmed for 10:00 AM February 23, 1991 at the Makaha Terrace at the Sheraton Makaha Resort and Country Club.
- 5) Mail Box Covers - Mr. Powers advised he would contact Postmaster Ono at Waianae Post Office to see if they would be willing to give us assistance.

New Business

- 1) Accident-Free Days Winner - October 1990 winner was Liz Mesiona
- 2) Rain Gutters - Owner who requested this be put on agenda from October meeting was not present. Mr. Wailwork advised he would be asking Rainbow Roofing to give us a price.

The next meeting of the Board is scheduled for the Makua Room at the Sheraton Makaha Resort & Country Club at 7:00 PM on Tuesday, January 22nd, 1991.

The Meeting adjourned at 7:54 PM.

Report of the President November 1990

On behalf of the Board of Directors, I would like to extend our appreciation, first of all to Marie Calder-Clayton for her work on the 1991 Budget, and again to the Budget Committee, comprised of Chairman Cliff Weber, Ms Bonnie Sorensen and Mrs. Virginia Eskola, for the many hours they spent and the recommendations they made. As I made it quite clear to all the owners at the October Meeting, there is nothing I have ever hated to do more than to raise the Maintenance Fees at MVP. But after reading the recommendations and listening to all the discussion, I found it was most important for the future of Makaha Valley Plantation to make the increase as of January 1st, 1991. Please remember, your Board Members also have to pay these increases.

This part of my report will be ratified later in this meeting under Unfinished Business. Mr. Thomas and I had a lengthy discussion with the President of Web Service Co. He made us very aware of how low our rates are in comparison with the average rates on the rest of Oahu. He stated that the homeowners of Makaha Valley Plantation are actually subsidizing the renters through these low rates. His recommendation was that the rates be \$1.00 for the washer and \$1.00 for the dryer. He also noted that the rates for electricity, water, gas, etc. had skyrocketed, and that the laundry units must cover these increases. He stated that Web would make the changes at no cost, and, if the increases for fuel, etc. should only be temporary, Web would make the changes to lower the rates at no cost. After this discussion, I contacted the other Board members by telephone, and received their unanimous vote on this recommendation.

Also, to be ratified later in this meeting will be the roof repairs and maintenance agreement. These were discussed in length at the October meeting, and one of the homeowners suggested we get a second bid, which I felt was an excellent idea. In doing so, we found there are only two licensed roof contractors who offer maintenance agreements on the Island of Oahu. We received written proposals from EMS Waterproofing Systems and Rainbow Roof Maintenance Co. Rainbow, over a maintenance period of five years is approximately \$40,000 less. Both proposals were almost identical. After discussion with the Resident Manager and the President of Rainbow, I contacted the other Board members. Treasurer Loretta McDaniel was the only one who disagreed, only because she was uncomfortable with the 50% down payment. I again contacted the President of Rainbow, who agreed, at my request, to the following: 25% down, 25% halfway through the job, 25% on completion and 25% a month after completion. The Board members then agreed unanimously that the work should start as soon as possible due to the season. The contract will be signed on November 29, and the work started as soon as possible.

At several of our meetings, we have discussed awnings. The two samples should be in place on 32-A and 32-B within the next couple of weeks. At that time, orders will be taken in our Front Office.

Pertaining to the underpass from one side of the golf course to the other on Makaha Valley Road, this construction should be completed before Christmas. While I realize this has been somewhat of an imposition, it will improve the crossing and cause less problems in the future. Nitco Hawaii has appreciated your patience.

Since the last meeting, we have had over 200 plantings of crotons. We expect to have at least 400 more by Christmas. Several of our homeowners have complimented the colorful looks which these are giving.

The Directors have been very concerned about two surgeries performed on the left hand of Vice-President Youngblood. We hope that everything will be fine and I'm sure this also goes for the rest of the homeowners. We really enjoy working with Tom, who is the oldest-serving member of the present Board.

For the information of those who are interested, the parking income for the past 12 months was \$41,256, a monthly average of \$3438.

Charles Houtchens, President.

TREASURER'S REPORT - OCTOBER 1990

Total Receipts for October 1990.....	\$ 108,357.72
Operating Expenses October 1990.....	102,387.10
Major Improvements October 1990.....	0.00
Total Operating Expenses for October 1990.....	102,387.10
Total Operating Surplus/(Deficit).....	5,970.62
Total Association Cash & Reserves.....	206,488.60

Loretta McDaniel, Treasurer.

Report of the Resident Manager
November 1990

A - Buildings

- 1) We have had eight or nine new roof leaks since the latest rains started. I'm sure there will be many more before the winter is over. Therefore, I strongly recommend that we accept a Maintenance Contract from Rainbow Roofing as I believe it will save many dollars in the future.

B - Grounds

- 1) The wiliwili tree in Area 754 has been cut down and hopefully will make some people, (who really hate that poor old tree,) much happier.
- 2) Weather permitting, we will be resealing the parking lots in Areas 687 and 655 the week of December 3rd. Sorry for the inconvenience, but it has to be done.

C - Equipment

- 1) We're trying to get the Golf Carts painted with our logos and make this place look like a first-class resort. Hopefully, we'll have a few done by the holidays.

Happy Holidays !

Ron Wallwork,
Resident Manager.