

**MAKAHA VALLEY PLANTATION
ASSOCIATION OF APARTMENT OWNERS
REGULAR MEETING OF THE BOARD OF DIRECTORS**

AGENDA

November 28, 1995; 7pm, Wai`anae Satellite City Hall

PRESENT: President, Cecil Bindel; Vice-President, Bette Larrabee; Secretary, Alvin Silva; Treasurer, David Duke; Director, Wayne Thompson.

GUEST: Property Manager, Jim Coupland; Resident Manager, Thomas Lauro; Administrative Assistants, Emerald Souza and Peggy Hoots.

CALL TO ORDER:

APPROVAL OF MINUTES: For October 24, 1995, regular and executive minutes.

CORRESPONDENCE: 1.

REPORTS: PRESIDENT:

VICE-PRESIDENT: Fines

SECRETARY:

TREASURER:

DIRECTOR:

PROPERTY MANAGER:

RESIDENT MANAGER:

NSW COMMUNITY PATROL:

COMMITTEES: 1. House Rules
2. Budget

OLD BUSINESS: 1. Rainbow Roofing contract.
2. Oceanic Cable contract.
3. Pool Furniture Replacement.
4. Traffic Control Measures.

NEW BUSINESS: 1. Resident Orientation
2. Directors and Rental Agents Meeting
3. Annual Meeting, March 16, 1996
4. Pay phone removal
5. Accident free winner for the month of October to be announced..

NEXT MEETING: December 26, 1995; or January 23, 1996, 7pm, Wai`anae Satellite City Hall.

JOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL MATTERS AND FINE APPEALS

**MAKAHA VALLEY PLANTATION
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APPROVED MINUTES

November 28, 1995; 7pm, Wai`anae Satellite City Hall

PRESENT: President, Cecil Bindel; Vice-President, Bette Larrabee; Secretary, Alvin Silva; Treasurer, David Duke; Director, Wayne Thompson.

GUEST: Property Manager, Jim Coupland; Resident Manager, Thomas Lauro; Administrative Assistants, Emerald Souza and Peggy Hoots.

CALL TO ORDER:

APPROVAL OF MINUTES: For October 24, 1995, regular and executive minutes. Not ready as of this date.

CORRESPONDENCE: NONE

REPORTS: **PRESIDENT:** Mr. Bindel mentioned that some of the Plantation employees want to have union representation. One of their major request is to set up a retirement plan. The Board will continue to work with our employees and address their concerns to avoid having to deal with union representation.

Mr. Bindel also suggested we look into hiring HPD officers on a part time basis to discourage criminal activity. The board will look in to the feasibility of doing this.

VICE-PRESIDENT: Fines. Ms. Larrabee gave an over view of the new fines procedure and how it is working very well and is enclosed with these minutes.

SECRETARY: Mr. Silva made a **MOTION** that the Board draft a letter to the city generally rejecting the proposed site of a two million gallon water storage tank. (The new sight will be behind the existing one-half million gallon storage tank and will require scaring of the mountain side. Approximately 120 feet high and 200 feet wide cut in the mountain side to remove 30,000 cubic feet of rock is proposed.) **APPROVED 4-0**, Mr. Thompson abstained.

MVP REGULAR MEETING OF THE BOARD OF DIRECTORS, NOVEMBER 28,1995

TREASURER: Mr. Duke gave an over view of our financial status which is good. Next years operating budget remains the same as this year. The 4% increase in the maintenance fee is mainly to keep our reserves in good shape. We will need to use some of our reserves on projected repairs in 1996. Despite this, we should be at a higher percentage of our required reserves at the end of 96' than at the end of this year.

PROPERTY MANAGER: A delinquency list was given to the board for review.

RESIDENT MANAGER: Managers report is enclosed.

COMMITTEES: 1. House Rules still being worked on for final changes.

2. Budget. The committee has completed its recommendation and board approved the budget at the October meeting.

OLD BUSINESS: 1. Rainbow Roofing contract. MOTION made to extend the contract with Rainbow Roofing for two years at \$8,800 per year. APPROVED 5-0

2. Oceanic Cable contract. The Board will wait till July 1996 or when the new regulatory rates are published.

3. Pool Furniture Replacement. MOTION made to purchase 20 new lounge chairs for our pools at a cost of \$2,600. APPROVED 5-0

4 Traffic Control Measures. MOTION made to install two more speed bumps on the main road at a maximum cost of \$600. APPROVED 5-0

NEW BUSINESS: 1. Resident Orientation. The RM is working on a formal orientation for new residents.

MVP REGULAR MEETING OF THE BOARD OF DIRECTORS, NOVEMBER 28,1995

2. Directors and Rental Agents Meeting. Still being worked on.

3. Annual Meeting, March 16, 1996. The Board is looking for a new place to have our meeting since the Makaha Resort is not accepting any reservations.

4. Pay phone removal. MOTION made to: 1. remove the pay phones at the pool area and install one at the office area. 2. Explore the legality of locking this phone between the hours of 8pm and 8am. 3. That the security guards have the responsibility of discourage loitering around the phone at all hours. APPROVED 5-0.

5. No accident free winner for the month of October because of a minor injury.

NEXT MEETING: January 23, 1996, 7pm, Wai'anae Satellite City Hall.

ADJOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL MATTERS AND FINE APPEALS AT 8:40PM.

MINUTES APPROVED JANUARY 23,1996.



ALVIN P. SILVA, SECRETARY