

MAKAHA VALLEY PLANTATION
BOARD OF DIRECTORS' MEETING
TUESDAY, NOVEMBER 28, 2000 – 7:00 P.M.

A G E N D A

- I. CALL TO ORDER
- II. ESTABLISH A QUORUM
- III. COMMITTEE REPORT
 - A. Recreation Committee
- IV. APPROVE MINUTES OF THE OCTOBER 24, 2000 BOARD MEETING
- V. TREASURER'S REPORT
 - A. Delinquency Report – EXECUTIVE SESSION
- VI. MANAGER'S REPORT
- VII. UNFINISHED BUSINESS
 - A. Engineering Forensics, Hawaii
 - 1. Wash House Project Overview & Start Date
 - 2. Office Renovation - Options
 - B. Fred Lau Agreement – Start Date
 - C. Security Agreement – Deferred
- VIII. NEW BUSINESS
- IX. HOMEOWNER'S FORUM
- X. EXECUTIVE SESSION (As Required)
- XI. DATE, TIME AND PLACE OF NEXT MEETING
Tuesday, January 23, 2000, 7:00 p.m., Waianae Satellite City Hall
- XII. ADJOURNMENT

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
TUESDAY, NOVEMBER 28, 2000
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 7:00 p.m., by President Larrabee.

ESTABLISH A QUORUM

A quorum was established.

Members Present:	Betty Larrabee Greg Sokolowski	Bobbie Castro David Duke
Member Absent:	Alvin Silva	
Present by Invitation or as Guests:	Petty Hoots, Manager Jim Coupland, Hawaiiana Management Co., Ltd. Smith, Engineering Forensics, Hawaii (Dpt. 7:29 p.m.)	

The following was taken out of sequence.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 7:01 p.m., to discuss legal issues.

The Board reconvened to the Regular Board meeting at 7:15 p.m.

The result of the Executive Session was that Engineering Forensic's, Hawaii proposal to do a space utilization study on the office was accepted.

COMMITTEE REPORT

- A. Recreation Committee – Chair, Greg Sokolowski presented the Board an in-depth written report complete with proposed actions on three recreation areas. No action was taken by the Board at this time.
- B. Christmas Decoration Contest – President Larrabee moved to have Director Castro inspect all the decorated units and present \$50.00 to the best unit. Treasurer Duke seconded the motion. The motion passed unanimously.

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APPROVE MINUTES

There being no corrections or changes, the minutes of the October 24, 2000, Board meeting were approved as presented, following a motion to approve by Treasurer Duke, a second by Director Castro and a unanimous vote to approve.

TREASURER'S REPORT

- A. The Treasurer's Report was presented by Treasurer Duke. He informed the Board that the reserves had increased to \$1,604,007.57. He also stated that the total delinquencies had been reduced significantly. The October 2000 Operating Statement was accepted, subject to audit.
- A. Delinquency Report – The Delinquency Report was distributed by the Management Executive prior to the meeting. Deferred to Executive Session.

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 Co., Ltd.

The Manager reported the following additional item:

- A. Following a presentation of Security items, the Manager stated there have been 3,279 visitors since the last meeting. This amounts 117 visitors per day.

UNFINISHED BUSINESS

- A. Engineering Forensics, Hawaii – Jeff Smith provided a short written report.
 - 1. Wash House Project Overview & Start Date – The start date for the project is Monday, December 4, 2000, in the 757/755 area. He passed out a schedule from Ching Construction. He departed at 7:29 p.m.
 - 2. Office Renovation – Options – Covered earlier in Executive Session.
- B. Temporary Carpenters – Treasurer Duke moved to extend two temporary carpenters from January 1, 2001 through March 31, 2001. Director Castro seconded the motion, which then passed unanimously.
- C. Fred Lau Agreement – Start Date – They are planning to begin December 18, 2000, in the 757 area.

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UNFINISHED BUSINESS, Cont.

- D. Security Agreement – Deferred to the next meeting.
- E. Heat Pump Lease Agreement – Director Castro moved to accept the GE Capital Hawaii Lease for five (5) years, at \$1,148.58 per month, with a Fair Market Value buyout at the end. Vice President Sokolowski seconded the motion. The motion passed unanimously.

NEW BUSINESS

- A. Harassment of the Staff – Director Castro moved to have the staff come to the office to file a report, if they feel they are being harassed by any individual. If it happens again by the same individual, a fine is to be issued and if it happens a third time, the Association Attorney is to be notified to initiate TRO proceedings. If a harassment situation occurs in the office, Security is to escort the offender out of the office. Treasurer Duke seconded the motion. The motion passed unanimously.
- B. Heat Pump Repairs – Treasurer Duke moved that if the Heat Pumps must be repaired for health or safety issues, the staff will make the repairs after consulting with the Treasurer or President. The Vice President seconded the motion. The motion passed unanimously.

HOMEOWNER'S FORUM

1. Loretta McDaniel, 182A – She asked why there were no deposits for laundry income in the March and September 2000. She was informed an answer would be provided.
2. Leo Block, 160C – He was concerned about trees being cut down, such as the Mango tree in front of his unit. He was informed the vegetation removals were a result of an Arborist evaluation. The Insurance agent had also expressed some concern about some trees and was pleased with the progress.
3. Wolf, 173C – He was concerned about the committee plan to repair/modify the basketball court. This was taken under advisement.
4. Tena James, 159A – She asked about the warranty of the paint, including the stairwells.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 7:42 p.m., to discuss legal matters.

The Board reconvened to the Regular Board meeting at 9:24 p.m.

The results of the Executive Session:

1. Ratified the purchase of 71B.
2. Board approved a counter-offer to the attorney representing the prior owner of 71C, via the collection agency.
3. The Board directed that lien(s) be filed against Swinney's units as soon as sale(s) is/are confirmed.
4. They approved automatically turning over Accounts with Deficiency Judgements filed against them, to the Collection Agency.

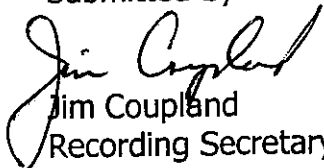
DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Monday, January 22, 2001 at 7:00 p.m., Waianae Satellite City Hall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:25 p.m.

Submitted by:


Jim Coupland
Recording Secretary

Approved by:

