

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
WEDNESDAY, December 10, 2003
MAKAHA RESORT & GOLF CLUB and Makaha Valley Plantation office

CALL TO ORDER

Regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:20 PM by President Babineck.

ESTABLISH A QUORUM A quorum was established.

Members Present: President Babineck, Vice president/Treasurer Deleconio, Secretary Conroy and Director Collier

Excused: Directors Mead (by virtue of unavailable voice communication link), Sokolowski and Glover.

By Invitation. John Martinez of AKAL Security, Otis King GM, Oram Strauser SM, Shirley Landford, OM, Rich Wolter, Hawaiiana Management Co.

HOMEOWNER'S FORUM – Homeowner's Forum was held prior to the regular meeting

Approve Revised Agenda

Director Collier moved and Secretary Conroy seconded the motion to approve the revised agenda. The motion was approved by unanimous consent.

Reading of the MINUTES

A. Minutes of the November 12, 2003, regular Board meeting. Secretary Conroy moved to approve the November 12, 2003, minutes. The motion was approved by unanimous consent.

REPORTS

A. Security. John Martinez of AKAL provided an oral report.

Hearing no objection and by consent, President Babineck altered the agenda to take up the Unfinished and New business portions of the meeting prior to reports.

B. Treasurer

1. Financial Statements for November 2003. Vice president Deleconio moved and Director Collier seconded the motion to accept the November Financial statements, subject to audit. The motion was approved by unanimous consent.
2. Delinquency. Tabled for the Executive session

C. General Manager. GM King provided an oral and written (on file at the Association office) report.

D. Association Manager. Association manager provided an oral report

E. Committee

1. Security-chair Cunningham. Provided an oral and written (on file at the Association office) report.
2. Building/Grounds-Steve Deleconio. Provided an oral report
3. Compliance/House Rules- Hugh Conroy. Provided an oral report
 - a. Visitor Parking. Secretary Conroy moved to add the following visitor parking rules to the House Rules:
 - (1) E.1.b(3) Visitor parking shall be allowed between the hours of 5 AM to midnight with properly issued parking pass or identification;
 - (2) E.1.b(4) Visitor (over night) parking shall be allowed between the hours of midnight to 5 AM with properly issued parking pass or identification which has been issued by the General Manager;
 - (3) E.1.b(5) Visitor (over night) parking pass shall be acquired in advance from the General Manager at cost of \$3.00.
 - (4) E.1.b(6) Vehicles parked in visitor parking without the required parking pass shall be towed without exception.

The motion was approved by unanimous consent.

4. Personnel. Greg Sokolowski. None

5. Budget & Finance. Al Deleconio. Provided an oral report. (See Financial Statements above.)

6. WEB site. Re-established.

UNFINISHED BUSINESS

A. Security Access System. Entry. Vice president Deleconio moved to accept options 2 & 3 of the proposal from Keener Technologies at a cost not to exceed \$55, 000 to install an access gate system for the entrance to the property. The motion was approved by unanimous consent.

- B. Security System-Kiana Pool. Vice president Deleconio moved and Secretary Conroy moved to accept the proposal from Keener Technologies at a cost not to exceed \$30, 000 to install a video security system for Kiana pool area. The motion was approved by unanimous consent.
- C. WEB Site Administration. The issue was referred to the re-established WEB site committee
- D. Common Element Lighting Improvements. Deferred
- E. Sewer Line Maintenance. Deferred
- F. Security Monitor System-Office. Vice president Deleconio moved and Director Collier seconded the motion to approve an amount not to exceed \$3,000.00 for the installation a security monitor system for the management office. The motion was approved by unanimous consent.
- G. Perimeter Survey. Secretary Conroy moved and Director Collier seconded the motion to approve an amount not to exceed \$15,000 to survey the perimeter of the property. The motion was approved by unanimous consent.

NEW BUSINESS

- A. Solid Waste Compactor. Deferred
- B. Construct a Solid wall on the South property line between the Plantation and the adjoining property. Deferred.
- C. Purchase an "A" unit. Vice president Deleconio moved and Secretary Conroy seconded the motion to purchase unit 165A at a cost not to exceed \$55, 000 for use as additional administrative offices. The motion was approved with three (3), who voted to approve the motion and one (1) director, Collier, who abstained.
- D. Install Solid, rear entrance gate. Vice president Deleconio moved to remove the existing cyclone fence rear gate and replace it with a solid steel or metal sliding gate at a cost not to exceed \$10,000. The motion was approved with three (3) directions, who voted to approve the motion, and one (1) director, Babineck, who abstained.
- E. House rule amendment. See Rules committee report

President Babineck recessed the meeting at 9:00 PM and reconvened the regular meeting at 9:20 PM in the Association office.

- G. During the Executive Session the Board approved various means to enable the Association to recover unpaid and delinquent maintenance fees and steps to collect delinquent accounts, decided a request for appeal of fines or privileges, approved a request to mediate a Board decision, approved year end benefits for personnel, approved changes in personnel compensation, and approved the closing time on December 24, 2003.

EXECUTIVE SESSION

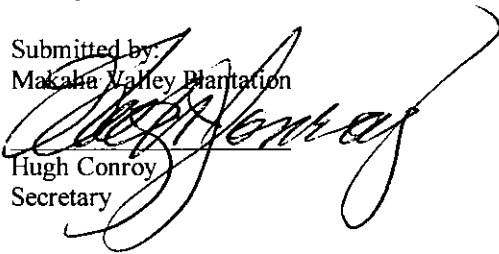
Hearing no objection and by consent, President Babineck adjourned the regular meeting at 9:55 PM, for an Executive session to discuss personal and legal issues. The regular meeting was reconvened at 10:59 PM.

NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Wednesday, January 14, 2004, 6:30 PM, at a location to be determined. The next annual meeting is scheduled for March 6, 2004, at the Makaha Resort and golf club,

ADJOURNMENT

Noting no other business on the agenda and hearing no objection, President Babineck adjourned the meeting at 11:07 PM.

Submitted by:
Makaha Valley Plantation

Hugh Conroy
Secretary

Hawaiiana Management Company
Agent for Makaha Valley Plantation
R. C. Wolter
Association Manager
Recorder