

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

APPROVED MINUTES

December 12, 1996; 7pm, Wai`anae Library

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

ABSENT: Director, Wayne Thompson; Administrative Manager, Peggy Hoots.

GUEST: Property Manager, Jim Coupland; Oceanic Cable Representative, Ray Roddenburg.

CALL TO ORDER: A quorum being present, Ms. Larrabee called the meeting to order at 7:10 pm.

APPROVAL OF MINUTES: For November 13, 1996 were not ready for review.

CORRESPONDENCE: None

REPORTS: PRESIDENT: Ms. Larrabee called on Mr. Roddenburg to explain the new charges that Oceanic Cable is initiating. He said Oceanic has to increase the rates to bulk customers because of a new FCC regulation. Raising the rates makes it easier for smaller companies to compete with larger ones. The \$16 charge is for standard service of 43 channels. The basic service only covers local stations. The cost will go up every year until the price meets to regulated rate.

A temporary Resident Manager, Jack Custer, has been hired and Mrs. Hoots will be on leave until December 28, 1996.

TREASURER: The budget is tight but looking good. Staff is holding expenses down to what we really need. Our reserves are increasing steadily.

PROPERTY MANAGER: We had a positive cash flow this month but our delinquencies are still high.

RESIDENT MANAGER: We had no manager for this period.

OLD BUSINESS:

1. Speed bumps & parking lot paving - Engineers report is still being formulated.
2. Custodial and Maintenance contract bids are on hold with union negotiations.
3. Security evaluation (cameras, etc.) bids are being evaluated.
4. Back flow preventer repairs have been completed.
5. Pressure regulators still need to be evaluated.

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6. Traffic modifications are being planned.

7. Policy of charges for 1997 did not include parking charges. It was decided to keep parking rental charges the same. We will be changing the parking stickers that we use to a simpler but more secure system.

NEW BUSINESS: 1. Oceanic Cable Representative discussed new rates as mentioned above. Discussion followed on our options for cable service to our residents.

MOTION MADE BY MR. DUKE TO ACCEPT THE NEW CHARGES FROM OCEANIC CABLE FOR \$16.89 PER UNIT FOR 1997. MR. BINDEL SECONDED THE MOTION. APPROVED 3-1, MR. SILVA OBJECTED.

2. Accident free winner for November is Charlene Oshiro.

NEXT MEETING: Next meeting will be January 28, 1997.

ADJOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL MATTERS AND FINE APPEALS AT 8:30 PM.

MINUTES APPROVED ON JANUARY 28, 1997.



**ALVIN P. SILVA
SECRETARY**