

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
TUESDAY, December 2, 2002
7:00 P.M., MAKAHA RESORT & GOLF CLUB

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 Sokolowski.

ESTABLISH A QUORUM A quorum was established.

Members Present: President Greg Sokolowski, Vice president Alvin Silva, Secretary Hugh Conroy, Treasurer Al Deleconio and Director Bobbie Castro.

By Invitation. Kenneth Darroch, Resident Manager, Rich Wolter, Hawaiiana Management Co. and Wackenhut Security representatives, including the Site supervisor and Art Lum.

Reading of the MINUTES

A. Minutes of the October 22, 2002 Board meeting. Secretary Conroy moved and Vice president Silva seconded the motion to approve the October 2, 2002, minutes with the following correction; Unfinished Business, paragraph A, Keener..., line four after Costello add the statement, "All data/pictures would be funneled into the registration office." The motion was approved by unanimous consent. (The correction was made on the original document)

B. Minutes of the Special meeting of November 15, 2002. Treasurer Deleconio moved and Director Castro seconded the motion to approve the minutes of November 15, 2002. The motion was approved by unanimous consent

HOMEOWNER'S FORUM – See Homeowner's Forum

COMMITTEE REPORTS

- A. Security – David Duke presented an oral report.
- B. Grounds –P. Paterson presented an oral report and recommend that trees be trimmed to a standard set by the Board.
- C. Special Projects – No report.
- D. Web Site-M. Glover provided and oral and written report (on file)

SECURITY REPORT

On site supervisor provided an oral and written Security Report (on file)

TREASURER'S REPORT

- A. Financial Statements for October 2002. Treasurer Al Deleconio reported on the October 2002 Financial statements. Treasurer Deleconio move and Vice president Silva seconded the motion to accept the October 2002 Financial statements, subject to audit. The motion was approved by unanimous consent
- B. Delinquency Report – The Delinquency Report was distributed prior to the meeting by the Management Executive. Action deferred to Executive Session.

MANAGER'S REPORT

- A. Resident Manager's. Report was distributed prior to the meeting. A copy of this report is on file in the Resident Manager's Office and Hawaiiana Management Co., Ltd.
- B. Property Manager's Report
 - 1. Written Consent, Bylaw Amendment– 54.1851% of owners have voted in favor of this amendment.
 - 2. Basketball Court and Putting Green Renovation– Inspected with outstanding discrepancies
 - 3. Ala Mahiku Pool tile replacement-complete
 - 4. Landscaping Standards-complete
 - 5. Parking/Driveway Renovation-deferred
 - 6. 72" drain pipe cleanout-deferred

7. Heat Pump installation-Water Storage tank isolation valves-agreements to be signed
8. Use of Bicycles on Property –Board directed enforcement by orientation.

UNFINISHED BUSINESS -

A. Maintenance Building & Wash house 707. Deferred.

NEW BUSINESS

A. Security. Hearing no objection and by consent, President Sokolowski directed the Security company to show marked improvement with 30 days or face revocation of the agency agreement with the Association.

B. Security Radios. Secretary Conroy moved and Treasurer Deleconio seconded the motion to upgrade the security radios to include two base stations and four portable units at a cost not to exceed \$3,000. The motion was approved by unanimous consent.

C. Rental Property Managers. Secretary Conroy moved and Treasurer Deleconio seconded the motion to require the Resident manager and the registration office to register all rental property managers and provide all registered rental managers with a quarterly orientation on the Rules and Regulations of the association or the rental manager may face revocation of the privilege to conduct rental business on Association property. The motion was approved by unanimous consent.

D. Unit 42A Alteration Request. President Sokolowski moved and Treasurer Deleconio seconded the motion to approve the request from the owner to tint unit windows and install security screen door in accordance with Association guidelines. The motion was approved by four (4) directors and one(1) abstention, Vice president Silva.

E. During the executive session the Board approved various means to enable the Association to recover unpaid and delinquent maintenance fees.

EXECUTIVE SESSION

Hearing no objection and by consent, President Sokolowski adjourned the regular meeting at 9:10 for an Executive Session to discuss legal issues. The regular meeting was convened at 10:30 PM

NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Tuesday, January 28, 2003, at 7:00 PM, Makaha Resort Golf Club.

ADJOURNMENT

Noting no other business on the agenda and hearing no objection, President Sokolowski adjourned the meeting 10:35 PM.

Submitted by:
Makaha Valley Plantation


Hugh Conroy
Secretary

Hawaiiana Management Company
Agent for Makaha Valley Plantation
R. C. Wolter
Management Executive
Recording Secretary

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Owners Forum Issues

Unit 002B	Duke	Compliance and violations
Unit 019A	Glover	Security performance, backing into stalls, & who to call in situations
Unit 050B	Larrabee	Illegal parking in vacant stalls
Unit 064A	J. Milbocker	Pool use and separation of use by security
Unit 064C	Consier	Additional parking stickers
Unit 072A	Patterson	Lamp post height, pool misuse, security at pools, window tinting, off site owner criteria, Recycling & green waste
Unit 073C	Ray/Ortiz	Animal feces & noise
Unit 103B	P. Milbocker	Pool misuse and barking dogs
Unit 107C	Bryika	AOAO letter