

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
December 6, 2006
ON SITE -Kiana Cabana**

OWNER'S FORUM

At 6:40 p.m., the Chair opened owner's forum, welcomed new owners to the meeting and opened the floor to allow those present to address the board. The Chair thanked everyone for their comments and attendance and closed owner's forum at 6:53 p.m.

CALL TO ORDER

The regularly, scheduled meeting of the Makaha Valley Plantation Board of Directors was called to order at 7:29 p.m. by the Chair, President Monty Glover.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Monty Glover Bob Cunningham Jim Sherman Jean Connolly
 Greg Sokolowski Frank Mead (via phone)

Members Excused: Marjorie Collier

By Invitation: Tiso Maanaina, AOA Security Supervisor
 Otis King, General Manager (GM) – Excused from Meeting
 Shirley Landford, Administrative Assistant
 Sheryl Brown, CMCA®, Senior Management Executive, Hawaiiana Management Co., Ltd. (SME)

APPROVAL OF AGENDA

Director Sokolowski moved to approve the meeting agenda as presented. The motion passed with unanimous consent.

RESIGNATION OF DIRECTOR

Director Cunningham announced his resignation from the Board of Directors due to the anticipated sale of his unit and purchase of a new home.

ELECTION OF DIRECTOR

The Chair announced there was a vacant director seat on the Board and the owner elected to fill the vacancy would serve until the next annual meeting of the AOA Makaha Valley Plantation on March 17, 2007. The Chair opened the floor for nominations. Director Sherman nominated Robin Heath, owner of unit #194-A. There being no further nominations, Robin Heath was elected by unanimous consent by the remaining directors to serve on the Board until the 2007 annual meeting.

APPROVAL OF MINUTES

The minutes of the regular Board of Directors meeting of October 25, 2006 were approved as presented.

REPORTS

- A. Security. Security Supervisor (SS) Tiso Maanaina reported a log of ninety-nine (99) resident complaints over the last monthly reporting period. Securitas Area Representative Ty Tyskawicz addressed the Board's concerns with the high turnover of Securitas staffing and the recent double shifts worked by their staff within a twenty four hour period. Mr. Tyskawicz reported over the past year, the length of employment for security staff at Makaha Valley Plantation averaged thirty days, requiring current Securitas employees to work additional shifts to meet scheduled shift staffing requirements. Tyskawicz stated Securitas had contracted ALTRES Staffing to outsource security staff for hire at Makaha Valley Plantation and assist in recruitment and hire of additional Securitas staff for the association. Mr. Tyskawicz announced Securitas has created a referral program specifically for Makaha Valley Plantation, paying a bonus of \$200 to any Securitas employee, extending the offer to any MVP association staff person, Board of Director, association owner or resident, for the referral and successful hire of Securitas security staff for the association. Mr. Tyskawicz further announced a second \$200 bonus shall be paid to the referring party upon their referral's completion of three months employment at Makaha Valley Plantation with Securitas.

The Chair directed Securitas to provide the Board with shift schedules having the most activity and explain security staff failure to issue citations when responding to resident complaints. The Chair directed the GM, SS and Securitas Area Supervisor to review recent security logs to determine consistency for documentation and if citations are generated for logged complaints. The Chair directed that staff be held accountable for failing to comply with established procedures. The Chair ordered that association and contracted staff be reminded of their duty to strictly adhere to association policy to maintain absolute anonymity for residents filing a complaint with security or association staff, severe consequence for any breach of policy, as suggested by Director Mead.

SME Brown suggested hire of a association employed supervisor for coverage on the remaining third security shift. Director Mead requested placement of a blind newspaper ad mid January 2007, stating prior military service or security experience preferred.

The Treasurer requested SME Brown email a copy of the itemized staffing costs comparison for association/contracted security staff calculations completed during preparation of the 2007 association budget.

- B. Treasurer – The Chair reviewed the October 2006 financial statement commenting the association was in better standing than anticipated considering to the large increase in the insurance premium. SME Brown to provide a list of those owners that have not paid special assessment at all.
- C. General Manager's Report – The GM report had previously been distributed to the Board. There were no comments. M&M waiting for permit to begin construction of their road; feel it is not cost effective to have a security person monitor ingress & egress to M&M; Frank addressed this with M&M today via p/c message and have not heard back yet.

D. Committees

1. Security – There was no report. Mead appointed as Chair of Security Committee.
2. Documents – There was no report. SME Brown was instructed to have the association attorney address responsibility for unit components.
 - (1) Amendment to Declaration – Deferred.
 - (2) Property Components – Deferred.
 - (3) Adoption of Restated/Revised Documents –
3. Personnel - Greg asked to step down; Jim Sherman to Chair, Robin and Frank are members. Lots of activity on the website.
4. Budget & Finance – To be addressed under “Old Business”.
5. Communications – The Chair appointed Director Heath to serve on the Communications Committee to draft newsletters, requesting contributions of articles from directors and managers present. The Chair stated he most recent version of the House Rules will soon be posted on the association web site.

UNFINISHED BUSINESS

- A. Structural Investigation Report – The GM reported a total sixty eight (68) units were inspected by the consultant and his team, noting association staff were capable of repairing most of the damages which were not as severe as indicated on the owner/resident surveys. The Chair recommended the Board consider hire of temporary staffing to assist association staff with repairs.
- B. Proposed Easement for M&M Investments – Director Mead suggested the Board consider further negotiations for M & M Investments request to acquire a portion of association property at the #665 wash house area to accommodate eight (8) additional parking stalls for their property. The Chair appointed Director Mead to chair an ad hoc committee for this purpose.

NEW BUSINESS

- A. Lawnsweeper – Treasurer Sokolowski moved to purchase of a lawnsweeper at a cost not to exceed \$280 and re-purchase of the riding mower, re-purchased by the selling owner of the mower, for the prior purchase price of \$500 which includes a recently purchased and mounted new deck. The motion passed with unanimous consent.
- B. Bug Zapper for Meeting Area - The Chair directed the GM obtain the cost a propane fueled mosquito eater for use in the pool cabana during meetings for consideration at the next scheduled Board of Directors meeting.

- C. Oceanic Cable Contract – The Board unanimously agreed to immediately provide to request re-negotiation of the existing contract with Time Warner Oceanic Cable Services prior to the contract expiration of May 2007.

EXECUTIVE SESSION

The Board entered Executive Session at 8:00 p.m. to discuss an owner's continued requests for various repair and replacement costs for damages the unit owner has alleged to be the responsibility of the association, resulting from previous repairs inappropriately conducted in the owner's unit over approximately four years earlier by previous contracted association staff.

ACTIONS TAKEN DURING EXECUTIVE SESSION

The Board unanimously agreed to disclose results of actions taken during Executive Session, announcing the members unanimously agreed to deny a unit owner's request for the association to pay for damage repair or replacement costs resulting from previous work conducted in the owner's unit by contracted association staff, as directed by prior Board of Director members, for which have since been identified to be the responsibility of the unit owner.

NEXT MEETING

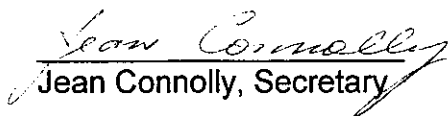
The next regularly scheduled Board of Directors meeting will be held on site, Wednesday, January 25th, 2007 at 6:30 p.m. at the Kiana pool cabana.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 8: 50 p.m.

Submitted by:

Hawaiiana Management Company,
Agent for Makaha Valley Plantation
Sheryl Brown, CMCA®, Senior Management Executive,
Recording Secretary


Jean Connolly, Secretary