



M I N U T E S

REGULAR MEETING of the BOARD OF DIRECTORS of the Association of Apartment Owners of MAKAHA VALLEY PLANTATION

DATE:

Thursday, December 8, 1983

PLACE:

Patio Lounge, Sheraton Makaha Resort & Country Club

PRESENT:

President Helen DeAngelo, Vice President Ray Ward, Secretary Frank Berry, Treasurer Theresa Garner, Parliamentarian Frank Swan and Director Ruth Swinney

EXCUSED:

Vice President Bob Walsh and Directors Helen Hammond and Hoolae Paoa

BY INVITATION:

Property Manager Chuck Whalen and Resident Manager Brian Grayling

CALL TO ORDER:

Having a quorum present, President DeAngelo called the meeting to order at 12:30 P.M.

MINUTES:

The minutes of the meeting held November 3 and 15, 1983 stand approved as circulated with no objections noted.

TREASURER'S REPORT:

The Property Manager reviewed the Statement of Cash Receipts and Disbursements for October, 1983 which was inclusive of the fiscal Managing Agent's Report. Thereafter, the Financial Statements were approved, subject to audit, as circulated with no objections by the Board.

MANAGING AGENT'S AND RESIDENT MANAGER'S REPORT:

Attached to these minutes becoming a part hereof is the Managing Agent's Report submitted by Property Manager Whalen, and Resident Management and Security Report submitted by Resident Manager Brian Grayling and Walter Sevedra. The reports were reviewed by the Board.

CORRESPONDENCE:

Secretary Berry advised the Board of receiving two letters. Letter #1 was from the tenant within Apartment #186B complaining about the noise continually emanating from Apartment #186A. In reviewing the file, Secretary Berry noted several citations have been issued to this resident who has not complied with the House Rules. It was the general consensus of the Board for management to forward a letter and copy of the citations to the owner requesting eviction of the tenant within Apartment #186A, and to refer to an attorney should management's efforts result with non-compliance.

Letter #2 was a request from the tenant within Apartment #4B to install a waterbed. It was noted that waterbeds were prohibited within the B & C level units as a means to prevent possible damage caused from water intrusion resulting from a leaking waterbed, and that A units required Board approval before the installation of a waterbed. The Property Manager noted that the Board could not arbitrarily prohibit waterbeds within B & C level units while sanctioning waterbeds within A level units on the basis to avoid possible damage as a result of water intrusion. The Property Manager stated another noteworthy Homeowners Association tackled the problem of prohibiting water furniture due to similar reasons, warranting a legal opinion from the law firm of Damon, Key, Char and Bocken. Their investigation of waterbeds on the market today indicated that it is very unlikely a leak will occur from the normal usage if a waterbed has a suitable frame and safety liner, and that liability insurance is available to the user with the Association

to be named additionally insured. Therefore, it is the Property Manager's recommendation that the Board consider amending their House Rules to avoid distinction between approving the installation of water furniture within A units and prohibiting within B & C units, and to require Board approval of the installation of any water furniture subject to a suitable frame, water safety liner, and liability insurance naming the Association additionally insured. With this information at hand, Parliamentarian Swan motioned and Director Swinney duly seconded to approve the installation of the waterbed upon the tenant obtaining adequate liability insurance naming the Association as additionally insured. The motion carried unanimously upon voting of the Board. President DeAngelo requested the Rules and By-Law Committee re-write the House Rule on regulating the installation of water furniture.

OFFICER'S REPORT:

Parliamentarian Swan further expounded on the remainder of subsidiary motions consisting of the subcategories motioned to commit, motion to postpone for an indefinite time, motion to limit or extend debate, motion to previous question, and motion to table.

COMMITTEE REPORTS:

A. Grounds and Architectural. No report.

B. Rules and By-Laws. No report.

C. Security. Submitted to the Board by Committee Chairman Berry and attached to these minutes becoming a part hereof is a Security Report for the month of November, 1983. Chairman Berry's review of security indicated the need for management to follow up with a personal visit of a House Rule infractor after a citation has been issued.

UNFINISHED BUSINESS:

A. Informational Signs. Resident Manager Grayling suggested the Board consider the purchase of informational signs for the Resident Manager's office, pool and jacuzzi, House Rules, and area location of buildings. It was suggested consideration be given to the nine area locations naming the area after a Hawaiian flower with the flower planted around the sign post, for example, bougainvillea, hibiscus, gardenia, plumeria, and banana, etc. Director Swinney commented the apartment directional signs above the entranceway of the stairways should be repainted prior to the purchase of informational signs. Preliminary cost submitted by Resident Manager Grayling are estimated at approximately \$3,000 which could be expended over a one year period. Parliamentarian Swan motioned and Director Swinney duly seconded to refer Resident Manager Grayling's recommendation to the Grounds and Architectural Committee for further study.

B. Registration Fees. Secretary Berry moved to form an Ad Hoc Committee for the purpose of studying the actual cost and man hours expended for registering a tenant with the consideration that the Board implement a registration fee. Parliamentarian Swan seconded the motion which unanimously carried by the Board. President DeAngelo appointed Secretary Berry as Chairman of the Ad Hoc Committee and requested a report for the February 3rd regular meeting of the Board.

C. VA/FHA Approval. President DeAngelo advised the Board of requesting a list of documents from the Property Manager to be forwarded to appropriate government agencies for determining the feasibility of obtaining VA/FHA approval of Makaha Valley Plantation as a means of providing financing alternatives to encourage real estate sales activities and a greater degree of resident owner occupancy. Further discussion would be deferred until a response from VA and FHA after review of the documentation.

- D. Propositions I thru V. The Property Manager advised the Board additional proxy ballots were mailed out inclusive of the newsletter and 1984 budget to all owners who have not responded in voting or have voted against Propositions I thru V. Approximately 26% of the ownership have not responded in voting on Proposition I thru III and 64% for Proposition IV and V. It was the recommendation of the Property Manager to continue soliciting proxy votes with a final letter to all owners inclusive of the Annual Meeting notice before considering any amendment to the Propositions.
- E. November 3rd Grounds and Architectural Committee Recommendations. The November 3rd Grounds and Architectural Committee recommendation motioned by Committee Chairman Swan for the equitable re-distribution of visitor and rental parking stalls was approved unanimously upon voting of the Board.
- F. Vending Machines. The Property Manager advised the Board of soliciting a proposal from Sonnie-Gay, Ltd. for the installation of similar vending machines within the office and pool cabana area which would provide the same commissions from vending machines presently operated by Resident Management. Sonnie-Gay was chosen as the sole vending company since they provide service to the Sheraton Makaha Resort and Country Club. A meeting between the representative of Sonnie-Gay, the Resident Manager, and Parliamentarian Swan resulted with the selection and location of the vending machines inclusive of a dollar bill changer to be installed prior to the end of December, 1983.
- NEW BUSINESS:
- A. 1984 Managing Agent's Contract. President DeAngelo agreed with Parliamentarian Swan's request to form a committee chaired by himself consisting of members Ray Ward and Frank Berry to collect data as outlined in Parliamentarian Swan's letter to President DeAngelo dated November 21, 1983 with respect to the 1984 Managing Agent's contract.
- B. Employee Christmas Party. Director Swinney motioned and Parliamentarian Swan duly seconded to appropriate \$600 for an employee Christmas party and the purchase of a turkey or ham for each employee. The motion carried upon voting of the Board. President DeAngelo appointed Director Swinney and Treasurer Garner as a committee to oversee the accounting of funds expended for the party.
- C. Officer Resignation. Property Manager Whalen advised the Board of receiving a letter of resignation dated November 30, 1983 from Vice President Walsh. Since the annual meeting was closely approaching, it was the consensus of the Board to re-appoint this officers position after the annual meeting.
- D. Annual Meeting. Parliamentarian Swan recommended President DeAngelo appoint Frank Berry as Chairman of the Election and Annual Meeting Committee to begin preparation for annual meeting agenda items to be reviewed at the next regular meeting of the Board. Parliamentarian Swan's recommendation was sanctioned by President DeAngelo.
- E. Reprint By-Laws and Declaration. Parliamentarian Swan motioned to reprint a finalized copy of the By-Laws and Declaration to avoid confusion as the present Declarations and By-Laws include Holiday Plantation and amendments filed under Makaha Valley Plantation. Parliamentarian Swan indicated he had pasted together a final copy of the Declaration for review by the Association's attorney and availability for type setting and reprinting. Director Swinney duly seconded the motion and it was carried unanimously upon voting of the Board.

NEXT MEETING:

The next regular meeting of the Board of Directors is scheduled for Thursday, February 2, 1984 at 11:30 A.M. at the Patio Lounge of the Sheraton Makaha Resort and Country Club.

ADJOURNMENT:

Having no further business to review and hearing no objections, President DeAngelo adjourned the meeting at 4:00 P.M.

CERTIFIED MANAGEMENT  
Agent for MAKAHA VALLEY PLANTATION



Chuck Whalen  
Property Manager

CW:emg