

MAKAHA VALLEY PLANTATION

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: February 17, 1986

PLACE: Cabana at Family Swimming Pool Area,
Makaha Valley Plantation

PRESENT: Vice President Frank Berry
Secretary Maybelle Yeomans
Treasurer Linda Powers

EXCUSED: President Ron Melchin
Director Hoolae Pava
Asst. Secretary James M. Johnson

BY INVITATION: Wally Sevedra, Resident Manager

ATTENDEES: The following owners were present:
Mrs. Clifford Weber
Laverne Kelly
Ingeborg Yoon
Bob Rose
Arch Cook
Valerie Cook
Benny Osario
Charles P. Graft
Roy Fisher
Donald Friend
Frances E. King
Sylvia T. Houser
Robert A. Houser
Cliff Weber

CALL TO ORDER: 10:15 a.m.

MINUTES OF REGULAR MEETING DATED JANUARY 30, 1985 WERE
APPROVED.

CORRESPONDENCE:

Secretary Maybelle Yeomans reported that she had been
advised by escrow that 22 units belonging to United Resorts
had been sold and that the sum of \$82,000 plus had been
forwarded to Andy Kubo of National Mortgage & Finance for
payment of maintenance fees due on these units. The sale
had been handled by President Ron Melchin and had been made
to National Securities & ~~Investment~~ ^{Financial}, Inc. Two more units are
in escrow for the same buyer.

UNFINISHED BUSINESS:

Contract for ground maintenance with Akahi was approved on motion by Linda Powers.

Contract for leasing Washers and Dryers, Frank Berry was to call our attorney on this.

Re water damage to 107B, we are to advise owner that Makaha Valley Plantation has no responsibility for interior damage

Again request made for a current owners' list as we must have it for the League of Women Voters for our annual meeting. Linda Powers will give a copy of her most current list to the secretary. She will try to get further information from Andy Kubo.

Chair requested that
Regarding claim by Fergus that we owe them approximately \$13,000, Linda Powers was to ~~determine~~ *determine* if she should talk to Mike Fergus to get written proof of claim or turn it over to our attorneys. *to determine the accuracy of the bill.*

We are to write a letter to Mr. Yee re no further trespassing and ask what are his plans for security of the premises. also, is it true that he proposes low cost housing. We are to confer with our attorneys re Yee's request regarding his plans for moving the water meter servicing his property.

Re delinquencies we have had no statements since November, 1985 except for penciled sheet that did not show United Resorts delinquency.

Date for annual meeting should be March 26, 1985. On recommendation of the League of Women Voters the time will be 7:00 a.m. We will reserve the Makua room as before.

NEW BUSINESS.

Wally Sevedra reported that we still have 43 roofs that need immediate attention, stairwells need to be repainted, jacuzzi needs attention, laundry roofs need stain.

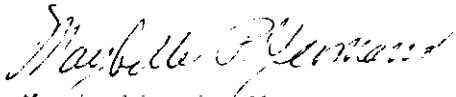
Frank Berry added that we need to restripe and reseal the parking places. A fee of \$25 per owner was proposed. Hot water heater circulating pumps need replacement, jacuzzi needs rewiring and the 700 area need shoring because of flood condition. Proposed an assessment of \$200 to each owner. No action taken.

Wally Sevedra asked for additional help. No action taken pending review of income and budget.

Frank Berry recommended that a board member attend a seminar entitled Legal Risks & Liabilities Facing Condominium and Homeowner Associations to be held on March 1st at the Hale Koa Hotel. It was moved by Linda Powers, seconded by Barry that either the Secretary or Assistant Secretary attend and that the Association pay the enrollment fee.

The meeting was adjourned at 11:45 a.m.

Respectfully submitted,



Maybelle P. Yeehans, Secretary