

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: Tuesday, February 19, 1985

PLACE: Makaha Valley Plantation 61A

PRESENT: Vice President Frank Swan,  
Parliamentarian Charles Loomis,  
Treasurer Gill Patterson, and  
Secretary Linda Powers

EXCUSED: President Hoolae Paoa,  
2nd Vice President Ron Melchin,  
Assistant Treasurer Charles  
Houtchens, and 2nd Assistant Secretary  
Maybelle Yeomans

BY INVITATION: Asst. Manager Arthur Keys,  
Owner Tom Powers (88A),  
Owners Mr. & Mrs. Hibbard (62B),  
Owner Mrs. Cook (188B),  
Owner John Nuefeld,  
Owner Bob Matlock (145A),  
Owner Pat Flat (136C),  
Owner Gordon Pyvis (71C),  
Owners Mr. & Mrs. GrahI (123C), and  
Shirley Sharp (Melchin Realty)

CALL TO ORDER: Having a quorum present and in the  
absence of President Paoa. Vice  
President Swan called the meeting to  
order at 11:08 AM.

MINUTES:  
There being no objection the minutes of the Meeting of January 22,  
1985 were approved.

CORRESPONDENCE: None

COMMITTEE REPORTS

A. Grounds and Architectural. Chairman Swan reported to the owners  
present on the need for the roof repairs.

B. Rules, Administration and Security. Chairman Powers reported that  
the Newsletter, Notice of Meeting and Proxies had been mailed on  
February 15, 1985.

C. Legal. Secretary Powers was directed to forward a letter from  
State Farm's attorney regarding the injury to a guest several years  
ago to Association Attorney Brian Sugimoto. It was the consensus of  
the Board that discussion concerning a check to Okano & Wong be  
deferred to the next meeting.

MANAGING AGENT'S REPORT:

1. Treasurer Patterson reported that NM&F said they did not wish to  
mail copies of the delinquency reports to all directors because it  
was too expensive.
2. After discussion it was the consensus of the Board that Treasurer  
Patterson discuss the latest financial report with Clifford Wakataki  
of NM&F, obtain a full accounting and report at the next meeting.
3. Secretary Powers moved and Parliamentarian Loomis seconded  
authorizing Treasurer Patterson to pay Aikahi Landscaping's back  
bills as the money becomes available. The motion passed unanimously.
4. It was the consensus of the Board that Secretary Powers be  
instructed to contact all Board members and schedule a Special  
Meeting to discuss NM&F.

RESIDENT MANAGER'S REPORT:

Attached to these minutes and becoming a part hereof is the Resident  
Manager's report. Assistant Manager Keys reported that a Security  
Guard is willing to trim the coconut trees using a pole-knife that  
will enable him to do the job without climbing more than 10 feet.

UNFINISHED BUSINESS:

A. Ratification of Phone Vote. Treasurer Patterson moved the Board ratify the phone vote taken earlier to authorize Okano & Wong to negotiate with the Trustee of CMC's bankruptcy with the proviso that any monies to be paid to the Trustee be paid out of monies recovered from CMC's bond. Secretary Powers seconded. The motion passed unanimously.

B. Dismiss Parking Stall Litigation. Secretary Powers moved and Treasurer Patterson seconded the resolution attached hereto. After discussion the motion passed unanimously.

NEW BUSINESS:

A. Extend Tennis Court Hours. Secretary Powers moved and Treasurer Patterson seconded extending the tennis court hours to 10 PM. After discussion the motion passed unanimously.

B. Managing Agent Bid Proposals. It was the consensus of the Board that Secretary Powers instruct Assistant Secretary Yeomans to form and chair a committee to seek and evaluate proposals from managing agents.

C. Liability Insurance. It was the consensus of the Board that the legal committee report to the Board at its next meeting regarding the adequacy of our insurance coverage with HCC's people crossing our property.

D. Resignation of Vice President Swan and Appointment of Vice President. Vice President Swan yielded the Chair to Secretary Powers. Treasurer Patterson moved appointing Parliamentarian Chuck Loomis as Director and Vice President. The motion passed unanimously. Secretary Powers yielded the Chair to Vice President Loomis.

NEXT MEETING:

The next meeting of the Board of Directors will be held on March 21, 1985 at 10:30 AM the Rocana Hotel Conference Room

ADJOURNMENT:

Having no further business to review and hearing no objections, at 1:04 P.M. Vice President Loomis adjourned the meeting.

Respectfully submitted,



LINDA POWERS  
Secretary  
Board of Directors