

MAKAHA VALLEY PLANTATION  
BOARD OF DIRECTORS' MEETING  
TUESDAY, FEBRUARY 22, 2000 – 7:00 P.M.

A G E N D A

- I. CALL TO ORDER
- II. ESTABLISH A QUORUM
- III. HOMEOWNER'S FORUM
- IV. SECURITY REPORT
- VI. COMMITTEE REPORT – As Required
- VII. APPROVE MINUTES OF THE JANUARY 25, 2000 BOARD MEETING
- VIII. TREASURER'S REPORT
  - A. Delinquency Report
- IX. MANAGEMENT EXECUTIVE REPORT
- X. MANAGER'S REPORT
- XI. UNFINISHED BUSINESS
  - A. Renovation Project - Status – Engineering Forensics
    1. French Drain Termination
    2. Color Selection for Cabanas
  - B. Temp Hire Maintenance Work – Decision Ratification
  - C. Wash Houses
    1. Interior Color – Ratification
    2. Exterior Color – Ratification
    3. Dryer Venting
    4. Water Heating Upgrade
  - D. Irrigation System Bids - Status
- XII. NEW BUSINESS
- XIII. EXECUTIVE SESSION (As Required)
- XIV. DATE, TIME AND PLACE OF NEXT MEETING  
Saturday, March 11, 2000, 10:00 a.m., Makaha Golf Course Ballroom, Annual Meeting
- XV. ADJOURNMENT

APPROVED

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
TUESDAY, FEBRUARY 22, 2000  
7:00 P.M., WAIANAE SATELLITE CITY HALL

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:05 p.m., by President Larrabee.

ESTABLISH A QUORUM

Members Present:                   Bette Larrabee  
  Bobbie Castro  
  David Duke  
  Greg Sokolowski

Members Absent:                   Alvin Silva

Present by Invitation or as Guests: Peggy Hoots, Manager  
  Jim Coupland, Hawaiiana Management Co., Ltd. (Dptd. 9:30 p.m.)  
  Jeff Smith, Engineering Forensics, Hawaii (Dptd. 9:00 p.m.)  
  Loretta McDaniel, Owner 182A  
  Tena James, Owner 159A  
  John McEachern, Owner 192C  
  Mrs. Mason, Owner 58B  
  Evelyn Houser, Owner, 29  
  Coralie Hartwell, Owner 126A  
  Belinda Jacobs, Owner 119C  
  Leo Boc, Owner 160C

HOMEOWNER'S FORUM

- A. Loretta McDaniel – 182A – She stated her resume was cut too much, leaving it only 86 words long.
- B. Tena James – 159A – Someone was working on their car in the parking lot. The Manager stated that the individual was fined.
- C. John McEachern – 192C – Laundry rooms are dirty, as are the stairwells. Why are we keeping the washhouse tubs, they aren't used? The barbecue grills are not clean.
- D. Tena James – 159A – She needs the barbecue grill moved from her neighborhood. The fumes make her ill. The Board took this information under advisement.
- E. Mrs. Mason – 58B – It only takes 5 minutes to clean the stairwell for her unit.
- F. Evelyn Houser – 29 – The Association used to have someone cleaning the wash houses.

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HOMEOWNER'S FORUM, Cont.

- G. John McEachern – 192C – A great deal of money is being spent, so everything should be clean.
- H. Coralie Hartwell – 126A – She asked if they Association ever got a long lock for the Quiet Pool. The Manager said the welder was supposed to have come before now.
- I. Belinda Jacobs – 119C – Unit 99C front door is open. At the wash house near her, the tub is leaking. She also asked some questions about the Reserve Study items.
- J. Loretta McDaniel – 182A – She asked what the total cost of Heat Pump additions, including Wash House modifications would be. The Board does not have this information yet.
- K. Leo Boc- 160C – The Newsletter hits on good news only. There should be balanced information, the good and the bad.

SECURITY REPORT

As Major Rene Fenderson was out sick, the Manager, Peggy Hoots, gave this report. She covered a variety of statistics. The number of visitors so far this month is 3332; 151.5 visitors per day.

APPROVE MINUTES

The minutes of the January 25, 2000 Board meeting were approved as corrected. The minutes will be corrected and re-distributed.

TREASURER'S REPORT

- A. Treasurer Duke gave the Treasurer's Report from the January 2000 Financials. There was a Cash and Reserve Balance of \$1,525,000.00 at the end of January. The Reserves themselves stood at \$1,468,000.00. There was \$65,000.00 cash in the checking account. He stated he did not want to paint too rosy a picture because there are still a number of projects to go, but the planning is on target. The January 2000 Financial Statement was accepted, subject to audit.
- B. Delinquency Report – The Delinquency Report was distributed by the Management Executive prior to the meeting. This item was deferred to Executive Session.

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MANAGEMENT EXECUTIVE'S REPORT

This report was distributed prior to the meeting. A copy of the Management Executive report is on file at Hawaiiana Management Co., Ltd., and the Makaha Valley Plantation Office. The Management Executive quickly reviewed the written report. He also announced that the proxies submitted for the Annual Meeting were at 13%, as of this date.

MANAGER'S REPORT

No written report was provided. She said it will be provided as soon as she can.

The Manager report the following significant items:

- A. Heat Pump Filters – They are hard to get. We need to order them in bulk.
- B. Carpenters – The four Burns carpenters are still working on repairing/replacing the utility doors. They are also installing the pickets under the units.

UNFINISHED BUSINESS

- A. Renovation Project Status – Engineering Forensics – Jeff Smith, Engineering Forensics, Hawaii, submitted his monthly bill and a letter dated February 22, 2000, covering a variety of working issues and their current status. He reviewed each item for the Board, including the confusion of a coating on the Decrabond roofing. There is no coating on the Decrabond, other than a coating to the new barge board flashing.
  - 1. French Drain Termination – Jeff Smith submitted a proposed fix to the French Drain pipes that just end with the pipe sticking out. This proposed fix was sent to the Board on February 15, 2000. Treasurer Duke moved to accept this termination fix. Director Sokolowski seconded the motion and the motion passed unanimously. This fix will cost a total of \$1,352.81 for the 80 drain lines.
  - 2. Paint Color for the Cabanas – Vice President Castro moved to paint the cabanas the dark trim color, inside and outside. Treasurer Duke seconded the motion. The motion passed unanimously.
- B. Temp Hire Carpenter's Work – Vice President Castro moved to ratify the Board's decision to extend the four carpenters, so they will be able to install all the pickets. Treasurer Duke seconded the motion, which then passed unanimously.

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UNFINISHED BUSINESS, Cont.

C. Wash Houses

1. Interior Color Ratification – Treasurer Duke moved to ratify the Board's decision to paint the lower interior of the wash houses the light exterior building color and the ceiling area the dark trim color. Vice President Castro seconded the motion, which passed unanimously.
2. Exterior Color Ratification – By unanimous consent, the Board ratified their previous decision to paint the exteriors the dark trim color.
3. Dryer Venting – The test case that was done by Web is not working as lint gets all over everything in the Laundry room.
4. Water Heating Upgrade – The Management Executive reported that he is still waiting for the response from HECO.

D. Irrigation System Bids – The requests for proposal have been sent out. Back-To-Eden feels the planting should be accomplished first. The Management Executive will contact Back-To-Eden about the irrigation system being first as the timing does not permit the planting to be first. The proposals should be ready for the next meeting.

E. Oceanic Cable Lines – The Board is not happy with the way the cables are being run. They directed the Management Executive to write to Oceanic Cable to have them come up with a better way to run the 27 hanging cables. They are to submit their plan(s) to the Board for approval.

F. Ratify the Selection of the Coconut Tree Trimmer – Director Sokolowski moved to ratify the telephone vote that selected TK Quality Maintenance to trim the coconut trees at \$20.00 per tree, plus tax. Vice President Castro seconded the motion. The motion passed unanimously.

G. Unit 56A Wall Damage – Deferred to Executive Session.

NEW BUSINESS

A. Citation Waiver Appeal – 172A – Deferred to Executive Session.

B. 48B Ceiling Damage Repair Proposal – Deferred to Executive Session.

C. Unit Sales – Director Sokolowski reported that 18 units have recently sold, with 17 more in escrow. There are 11 more pending sale completion.

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EXECUTIVE SESSION

The Board adjourned to Executive Session at 8:40 p.m., following a ten minutes break from 8:30 p.m. to 8:40 p.m.

The Board reconvened to the Regular Board meeting at 9:44 p.m.

The results of the Executive Session are as follows:

1. The Change Order for the Roof Vent installations (Part of Renovation Project) was approved at a cost of \$17,000.00.
2. The Decrabond Roof Repairs to the damaged Rake Roofs was approved, for \$55,787.00
3. The repainting of the painted louvers and lanai railing pickets was approved at a cost of \$6,117.00
4. Unit 56A Wall Damage – Although no vote was taken, it was generally felt this was an owner responsibility.
5. Unit 172A Citation Appeal – Denied.
6. Unit 48B Ceiling Damage Repair – This is an owner responsibility.


DATE, TIME AND PLACE OF NEXT MEETING

The next scheduled meeting is the Annual AOA on Saturday, March 11, 2000 at 10:00 a.m., Makaha Golf Club.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:45 p.m.

Submitted by:

  
Jim Coupland  
Recording Secretary

Approved by:

