

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
February 22, 2006
ON SITE -Kiana Cabana**

OWNER'S FORUM

At 6:30 p.m., the Chair opened owner's forum to allow those present to address the board and closed it at 7: 09 p.m.

CALL TO ORDER

The regularly, scheduled meeting of the Makaha Valley Plantation Board of Directors was called to order at 7:10 p.m. by the Chair, President Monty Glover.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Monty Glover Bob Cunningham Greg Sokolowski
 Frank Mead Jean Connolly Marjorie Collier

Members Absent/Excused Jim Sherman

By Invitation. Tiso Maanaina, AOA Security Supervisor
 Otis King, GM
 Shirley Landford, Administrative Assistant
 Sheryl Brown, CMCA®, Senior Management Executive, Hawaiiiana Management Co., Ltd.

APPROVAL OF AGENDA

Director Cunningham move to approve the agenda. The motion passed with unanimous consent.

APPROVAL OF MINUTES

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

REPORTS

A. Security. MVP Security Supervisor Tiso Maanaina reported on the number of complaints received and citations issued; reported that one Anthony Lewis, prime suspect in recent burglaries and vandalism of owner units, was arrested by HPD today. GM Otis King stated he is researching establishment of a neighborhood watch program. Director Collier suggested posting notification of recent burglaries on channel 2; stated that HPD will provide neighborhood watch signs and decals for posting and will train volunteers. Director Cunningham requested anyone observing unusual or suspicious activities or persons to discreetly take a picture and provide a copy to the MVP office or security supervisor.

B. Treasurer – Deferred.

2. Delinquent Accounts – Deferred to Executive Session.

C. General Manager's Report – Previously distributed.

1. Front entry – Pending revision of design proposal.
2. Emergency call boxes – Installed; signs ordered from Fast Signs.
3. Pool Salt Water Conversion – Ala Mahiku pool conversion completed. Kiana pool to be converted pending resurfacing of the walls.
4. Pool Resurfacing/Tiling – Tri-R reassessed Kiana pool repairs and bids; no warranty for gel coating of pool walls and cost is \$12,000. Re-fiberglass and tiling costs for pool interior is \$27,000. The GM advised the board that holes in the interior pool surface had gotten much worse over the last two months. Director Sokolowski moved to approve up to \$28,500 to resurface the pool and accept the bid from Gemini Pools that has the five year warranty. The motion passed by unanimous consent.
5. Pool Furniture Repair – Director Mead stated he had obtained stainless steel hardware from West Marine in Seattle to repair outdoor furniture and parts could probably be obtained to repair the pool furniture from the store location at Sand Island. The Chair requested Director Mead to assist Otis with this project.
6. Stairwells – In response to requests made during owner's forum, the GM was instructed to check the lighting at the base of all stairwells, identify stairwells that do not have adequate lighting and provide a report with recommendations to the board. Director Sokolowski suggested installing the same fixture currently used on each landing at the base of the stairwells to illuminate the steps, noting this resolved similar stair step lighting issues near his unit entry.
7. Spotlight at Mailboxes on Ala Mahiku – In response to requests made during owner's forum, the GM was instructed to redirect the identified spotlight to shine down towards the mailboxes instead of on the road as the lighting blinds vehicle drivers.

D. Committees

- (a) Security – Chair Cunningham commented on forming a neighborhood watch.
- (b) Documents – Director Collier commented on proposed bylaw revisions for address at the annual meeting stating she agreed with the proposed amendment to require all owners to maintain homeowners insurance but recommended the proposed amendment to reduce quorum only be 40% rather than 30%. The SME reviewed required voting percentages for document revisions and those actions typically voted by majority of owners present during annual meetings. Director Mead commented the current house rules currently do not address unsupervised children on property and noted there should be certain levels of tolerance for noise of children playing.
- (c) Personnel - Deferred to Executive Session.
- (d) Budget & Finance – The Chair instructed that a meeting with Treasurer Sokolowski, himself, HMC accounting and the SME be scheduled to review and clarify the cash flow analysis segment of the budget.
- (e) Communications – Director Cunningham moved to allow posting of public service announcements on channel 2 provided the organizations were non profit and withdrew the motion after board discussion.

UNFINISHED BUSINESS

- A. Tree Trimming – Director Cunningham moved to ratify the board's decision via email to approve the bid from Hawaii National Landscaping for a cost not to exceed \$43,000 to trim all trees except the four trees identified for removal. The motion passed with unanimous consent.
- B. Structural Investigation for Water Intrusion (Smith Hawaii)
1. Structural Investigation – Report pending.
 2. Unit repairs – Deferred for additional bids.
- C. A/C Guideline – Defer for complete guideline with drawings & specs.
- D. Annual Meeting – Saturday, March 25, 2006 at 10:00 a.m., check in at 9:00 a.m.

NEW BUSINESS

- A. Owner Correspondence – None.

RECESS

The Chair recessed the meeting at 8:16 p.m. and re-called to order at 8:20 p.m.

EXECUTIVE SESSION

The board entered executive session at 8:20 p.m. and reconvened into regular session at 8:35 p.m.

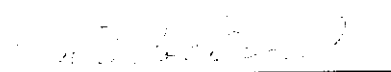
NEXT MEETING

The next regularly scheduled Board of Directors meeting will be held on Wednesday, March 22, 2006, 6:30 p.m. at the Kiana Cabana on site.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 8:37 p.m.

Submitted by:



Marjorie Collier
Secretary, Board of Directors
AOAO Makaha Valley Plantation

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