

**ASSOCIATION OF APARTMENT OWNERS**  
**MAKAHA VALLEY PLANTATION**

**MINUTES - Board of Directors Meeting**

**Date:** February 23, 1993

**Place:** Makua Room, Sheraton Makaha Resort

**Present:** Blythe Thomas, Tom Youngblood, Virginia Eskola, Dick O'Donnell

**By Invitation:** Charles Houtchens, Resident Manager  
Marie Calder-Clayton, Hawaiians Management Co.:  
Emerald Souza, Assistant Manager: Capt. John McFarland, Security:  
Betty Thomas - 181-A: Aldene Doherty - 184-B:  
Dorothy Smith - 34-A: Flora May Majiewski - 31-A:  
Bill Figgis - 193-A: Betty O'Donnell - 196-A:  
Bob Eskola - 87C: Gil Patterson - 166-A:  
Tom Powers - 88-A: M/M Abel Castro - 24-C:  
Carole Monus - 24-A: Jerald Hatt - 186-A:  
Gladys Singleton - 55-A: Dale Fajardo - 148-B:  
M. White & N. Robinson - 83-A: Cora Salanski - 95-B:  
M/M Charles P. Grahl - 123-C: Charles L. Andrews - 37-C:  
Robert Weaver - 97-A: Loretta McDaniel - 182-A:  
T. Trippett - 28-A: M/M R. A. Houser - 29:  
Bonnie Sorensen - 2-B: Diana Hemingson - 116-A:  
E. Mahoney - 115-A: Melody Murphy - 154A/17-C:  
M/M Earl B. Anduha - 171-B

A quorum being present, President Thomas called the meeting to order at 7:05 PM.

The Minutes of the meeting of January 26, were approved unanimously as distributed.

**Correspondence**

- 1) Bail - 112-A - Information.
- 2) Matsuyama - 140-C - Information.
- 3) Grant - 153-A - Information.
- 4) Hedell - Response - Information

**Reports of the Officers**

Reports of Treasurer Eskola, Director O'Donnell, Resident Manager Houtchens, and Security Captain McFarland are attached.

**Unfinished Business**

- 1) **Parking Lot Restoration 707 Area** - Resident Manager Houtchens noted in his report that he had not received the necessary information: held for the April 1993 Meeting.

2) **Computer System - Security Station** - Captain McFarland reported that due to extra hours which he had put in, he had not been able to get the requested information. Moved by Tom Youngblood that, particularly since there is nothing in the 1993 Budget for this item that it be dropped. Approved unanimously.

**New Business**

1) **Accident-Free Days** - January Winner was Hope Cosper.

2) **Hiring Annual Meeting Attorney** - Moved by Blythe Thomas that we hire Diane Taira as attorney for the 1993 Annual Meeting. Approved unanimously.

3) **Hiring Annual Meeting Parliamentarian** - Moved by Blythe Thomas that we hire Steve Glanstein as parliamentarian for the 1993 Annual Meeting. Approved unanimously.

Next meeting:	Annual Meeting	Monthly Meeting
	Saturday, March 20, 1993, 10:00 AM	Tuesday, April 27, 1993, 7:00 PM
	Makaha Terrace, Sheraton Makaha Resort	Makua Room, Sheraton Makaha Resort

The Board went into Executive Session at 8:35 PM to discuss possible litigation. (Refers to possible suit by Stacey Pasion, who claims to have fallen down wet stairs, December 25, 1991. Turned to Insurance Carrier for handling).

The meeting was adjourned at 8:50 PM.

W. Blythe Thomas, President/Secretary

**Report of the Treasurer**  
**January, 1993**

Total Receipts		\$ 115,741.83
Operating Expenses	126,398.68	
Major Improvements	20,059.84	
Total Operating Expenses		146,458.52
Total Operating Surplus/(Deficit)	(10,656.85)	
Total Association Cash & Reserves		192,227.25

Virginia Eskola, Treasurer.

**Report of Director O'Donnell**  
**February 1993**

We are quite cognizant that we have had many hot water problems. Numerous leaks, some seven feet underground, in the 754 area have resulted in not only the loss of hot water, but a large expenditure on the part of the Association for manpower and materials to rectify the situation. As each leak is repaired, a significant improvement in hot water temperature is noted.

Hawaiian Electric Co. was called to evaluate the complete installation done by Energy Unlimited. Their conclusion was that the installation was excellent, but that the heat pumps in 754 and 757 areas may be under sized, and possibly one more area. Since we are having problems with the pressure valves, it is difficult to make a true assessment. The Board has already approved the replacement of some of these valves, and \$60,000 was placed in the 1993 Budget for this. Western Pacific Mechanical will commence this work as soon as possible.

We then contacted Peter Chiswick of Energy Unlimited. After meeting with him, he has agreed to give us one more heat pump valued at his cost of \$5500, along with the complete installation including material and labor - the total cost to be just over \$12,000. The Association will need to pay approximately \$2600. We feel that Mr. Chiswick is meeting us more than half way in this situation.

Once the leaks are repaired and the additional heat pump and storage tanks are installed, we will re-evaluate the situation. We will negotiate for an additional heat pump in the 754 area, at approximately half his cost.

We deeply appreciate the patience and consideration of the tenants in the 754 area, and hope that they realize we have done everything we possibly could to rectify the situation.

Richard (Dick) O'Donnell

## Report of the Resident Manager

Regarding the Parking Lot Restoration in the 707 area, I contacted Architectural Restoration and Coating. Since our original estimate was from October 21, 1991, there has been considerable change in the structure of their company. President John Deveney was to research the information supplied at that time, and get back to me with up-dated information. So far, nothing has been received. At that date, the total cost to completely rebuild the 707 driveway was \$26,122.20.

The Board has placed \$60,000 in the 1993 Budget for the replacement of the pressure valves in all 9 areas. At this time, the smallest area, (664), has been completed. This was just over \$9,000. At present, we have three more areas which are in dire need of valve replacement. The worst of these are the 754 and 757 areas. Area 754 should be completed by this coming Friday, at a cost of \$11,289.10. There are three sets of valves in 754 area and four sets in 757. We've had nothing but good reports from the 664 area.

The bathrooms at both pools have been completed, including the tiling and dividers. To date, we have not received the statements.

I'm very happy to report that the major repair of the water leaks in 754 area has been completed. We are presently in the process of back-filling, replacing broken gas lines and electric lines. Paving and curbs will follow as soon as possible. This has been among one of the worst and longest drawn out nightmares which I've experienced in many years, but I'm glad that we, in 754, now have hot water.

I'm also pleased to report that the tree trimming was completed on Friday, February 19th. I'm sure that some people will disapprove of a few of the trees, but within the next eight to ten months, they will all be very pretty again. Hopefully, these will not require too much work for another 10 years or more. Also, we have been able to take advantage of the chips - although it was very noisy, we were able to use the 32 tons or 64,000 lbs. which were provided, for mulching the soil.

Some of you have probably noticed that the fence has been completed. Many people have expressed their appreciation for this fence, because they now feel much safer.

Charles Houtchens, Resident Manager.

## Report of Security

February 1993

Since my appointment as Security Captain, I have seen many pleasant changes on MVP. Our present Security Staff is working to ensure the property remains safely secured, and at the same time, making improvements so that they may render better service to the residents.

MVP had a couple of break-ins this month. I am both pleased and proud to say that due to the Security Officers being alert, the offenders were caught. They were approximately 12 years old.

One of our residents' children was struck by a vehicle in front of the Main Gate. The vehicle did not stop to see if the child was ok, but the Front gate officer witnessed the incident and called HPD, giving HPD a description of the vehicle. It turned out that the child was fine. This is just another reason why we require an adult to supervise a child under 8 years of age.

On one evening, Security was advised of a grease fire at one of our units. All Security Officers responded, and were able to extinguish the fire before any damage was incurred.

An ambulance was needed twice this month. In the first case, a small baby had a temperature of 105 degrees. The second call was due to a female resident experiencing abdominal pains. In both instances, all passageways were cleared, and the ambulances were directed to the units by Security Officers. I am happy to report that both tenants are fine.

Security Officers were able to catch four teenagers in the Sun 'N Fun Pool around 2:00 AM.

HPD was called for a stolen rental car, and again, due to the Security Staff being alert, the culprit was caught. He was also wanted for violation of parole.

We have had an officer posted 24 hours a day due to the construction and the large holes at the 754 boiler room, to ensure the safety of the tenants who were interested in what was going on. The officers fought off the mosquitoes, and took some abuse from a few of our residents, due to the hot water problem. However, due to their interest in MVP, there were no complaints from the officers, and they handled themselves professionally.

John McFarland, Security Captain.