

ASSOCIATION OF APARTMENT OWNERS
MAKAHA VALLEY PLANTATION

MINUTES - Board of Directors Meeting

Date: February 25, 1992

Place: Makua Room, Sheraton Makaha Resort

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

By Invitation: Marie Calder-Clayton, Management Executive: Emerald
Souza, Assistant Manager: Hope Cospier - Administrative
Assistant: Betty Thomas - 181A: Gil Patterson - 69C: Betty
O'Donnell - 196A: Tom Powers 88A: M/M Frank
Sherry - 76C: Don Tamme - 79C: Aldene Doherty - 184B:
Claude Davis - 14C: Charles P. Grahl - 123C: Wayne
Thompson - 130B: Les Rhea - 195A: Sid Goren - 147C

A quorum being present, President Houtchens called the meeting to order at 7:00 PM.

The Minutes of the meeting of January 28 were approved unanimously as distributed.

Correspondence

- 1) Rhea - 195-A - Information
- 2) Military Command - Information

Reports of the Officers

Reports of President Houtchens, Secretary Thomas and Treasurer Eskola are attached.

Unfinished Business

- 1) TV Bulletin Board - President Houtchens and Secretary Thomas did not have the opportunity to check this out - moved to the April meeting for furtherance.

New Business

- 1) Accident-Free Days Winner for January was Frank Mineo.
- 2) House Rules Changes - Discussion re difference between sign at Quiet Pool and House Rules Booklet. To be checked and reported soon as possible: Interpretation of Rule E 6 c was discussed - legal interpretation to be sought from the attorney.

Next meeting will be held on Tuesday, March 24th, 1992, in the Makua Room, Sheraton Makaha Resort & Country Club at 7:00 PM.

The Board went into Executive Session at 8:30 PM to discuss employee problems.

The meeting was adjourned at 8:50 PM.

W. Blythe Thomas, Secretary

Report of the President
February 1992

On the days of January 27th through 31st, Rainbow Roof Maintenance Co. performed their annual inspection of the roofs of Makaha Valley Plantation. The following work was completed: 1) Complete inspection of the entire roof membranes; 2) Wire brushed flat roofs free of dirt and dust; 3) Sealed entire perimeter flashing with neoprene; 4) Sealed cant at steel roof tie-ins with flashmaster; 5) Sealed gable ends of walls with flashmaster; 6) Replaced missing shakes; 7) Shimmed exposed felt and open cracks; 8) Cleaned out and hauled away all debris. Their inspection report was finalized with the following - "Thank you for your continued support of the concept of roof maintenance. Please feel free to call our office if we can be of further assistance to you."

On Monday of this week, we received a check for over \$5000 from Web Service Co. These monthly checks usually run between \$3000 and \$4000 and come in very handy for defraying some of the cost of water and sewerage.

Pool keys which have been handed out to our owners have generated revenue to just over \$2400, which has now offset the cost of the keys. In addition to this, I'm pleased to report that revenues from the vacuum cleaner have now paid it off, and we are enjoying approximately \$200.00 profit each month. Most people seem to be very pleased with the vacuum cleaner, and being all stainless steel, it should last for quite some time to come.

Our parking income for the month of January was \$4223.00.

Charles Houtchens, President.

TREASURER'S REPORT

January, 1992

Total Receipts for January, 1992		\$ 126,153.57
Operating Expenses January, 1992	129,319.73	
Major Improvements January, 1992	0.00	
Total Operating Expenses for January, 1992		123,319.73
Total Operating Surplus/(Deficit)		(3,166.16)
Total Association Cash & Reserves		241,949.67

Virginia Eskola, Treasurer.

Report of the Secretary
February 1992

Some four years ago, as then-President of the Hawaii Independent Condominium and Cooperative Owners, I spent many hours lobbying legislators and testifying for a bill which would allow individual owners to attend meetings of their Boards of Directors. I was not alone - many HICCO members, including our President, Charles Houtchens, also spent many hours on this task. It was an uphill climb - there was much opposition, not only from Boards of Directors, but from Managing Agents and Attorneys. Finally, with the backing of Senator Steve Cobb, we convinced the legislators that individual home owners deserved to know what was going on, and must be allowed to attend meetings. What is now known as HRS 514-A.83.1 was passed allowing home owners to attend meetings of the Board of Directors, and to join in the discussion, unless a majority of the quorum of the Board votes otherwise.

I could never understand why any Board would not want its owners to attend a meeting unless that Board had something to hide. Our Board has been extremely open in its dealings. And, yes, we've made mistakes - but then, the old saying is quite true - those who do nothing, do not make mistakes. In my years being involved with condominiums, I have never seen a Board whose Directors spend more of their personal time and energy into doing everything possible to ensure that life is as pleasant as possible.

We welcome constructive criticism as we welcome praise. We are but five owners, and we cannot think of everything. Assistance, even in criticism, from other owners helps us to do our job. But criticism for the sake of being difficult, and more importantly the nit-picking which went on at the January meeting, was not deserved, and certainly not welcome. Speaking for myself, I renew my offer to relinquish my position to anyone who can and will do a better job.

I do wish to extend my thanks to the many owners who came to my home, who stopped me on the street, who met me in the office, telephoned me and who wrote letters, decrying the actions of the few owners who disrupted the January meeting, and assuring us of their support. I suspect the other officers received the same comments as I did. It is nice to know that the majority of our owners support us, and don't try undermine our efforts. It is our determination to make Makaha Valley Plantation a beautiful, quiet, pleasant and comfortable place in which to live.

W. Blythe Thomas, Secretary.