

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
THURSDAY, FEBRUARY 25, 1999
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

A quorum was established.

Members Present: Bette Larrabee Bobbie Castro
 David Duke Alvin Silva (Arrived 7:58 p.m.)

Members Excused: Dale Fajardo

Present by Invitation or as Guests: Peggy Hoots, Manager
 Jim Coupland, Hawaiian Management Co., Ltd.
 Major Ken Mesa, Burns International Security
 Capt. Tucker, Burns International Security

LEGISLATIVE ACTIONS

The management executive explained the legislative actions that were being considered by the House and Senate. Several directly impact Associations. Treasurer Duke moved that the Board supports these bills and enlist homeowner's support. Director Castro seconded the motion. The motion passed unanimously. Tina James, 159A, volunteered to contact Makaha Beach Cabanas and Makaha Towers to enlist their support for the various bills.

SECURITY REPORT

Major Mesa introduced Captain Tucker. He also stated that the situation at Makaha Valley Plantation is quieter, with bad activity going down. There were 2,900 visitors in January, down significantly from past months.

In effort to improve conditions on Huipu Street at the front entrance, Major Mesa proposed making a drop-off spot at the Association Office and to open the Back Gate from 5:00 p.m. – 9:00 p.m. By unanimous consent, the Board approved a thirty (30) day trial, from March 1 – March 31, 1999.

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HOMEOWNER'S FORUM

Greg Sokolowski, 122A, stated that as a result of the Y2K situation, we could be without electricity for several days following the start of the new year. He asked the Board President to appoint a committee to look into possible solutions. The Board must develop some guidelines for the committee first, however, Manager, Peggy Hoots, stated she will work with Mr. Sokolowski in an effort to find some work-around.

APPROVE MINUTES

The minutes of the January 26, 1999, Board meeting were approved as corrected, following a motion to approve by Treasurer Duke, a second by Director Castro, and unanimous vote to approve. The minutes will be corrected and re-distributed.

TREASURERS' REPORT

- A. Treasurer Duke reported that delinquencies are up, but not as much as expected. The Board is doing all it legally can. The management executive reported that investor Real Estate firms are interested in Makaha Valley Plantation. Treasurer Duke feels there is a more positive attitude toward Makaha Valley Plantation now. Although there have been some remarks about the Board not getting the owners approval for the Renovation loan, the Board did get the required percentage vote of the owners. The January Operating Statement was accepted, subject to audit.
- B. Delinquency Report – The delinquency report was distributed prior to the meeting by the management executive. This report was deferred to Executive Session.

MANAGEMENT EXECUTIVE'S REPORT

The management executive's report, and addendum, were distributed by the management executive prior to the meeting. Additionally, he reviewed the following vote counts: 51.0769% of the common interest, 293 votes, were received in favor of approving the Renovation Loan. One vote over 50% is needed to start the Annual Meeting. Currently 28.7384% of the owners have submitted their proxies. There are still only two By-Law Amendments that have passed. The management executive will take 15-20 amendment packages to the Annual Meeting, to give owners another chance to vote.

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MANAGER'S REPORT

The managers' report was distributed prior to the meeting. A copy of this report is on file in the manager's office and Hawaiiana Management Co., Ltd.

The manager reported the following significant items:

- A. Camera to Find Leak in Sewer Line Near 687 Area – At that time the problem arose, three bids were received, the management executive directed the manager to hire All Area Plumbing at \$130.00 per hour, to use their camera to locate the apparent break in the sewer line. This was the least expensive proposal. Director Castro moved to ratify the decision to hire All Area Plumbing to find the leak. President Larrabee seconded the motion and the motion passed unanimously.
- B. Sign Proposals – Three proposals were received to replace the sign by the front gate. They ranged from Da Illustrators bid of \$1,872.00 to \$3,700.00 by Mike's Signs. The Board, by unanimous consent, decided to defer this item to next month and to try and include it in the major renovation.
- C. New Copier – The maintenance agreement with EMA is up this month. EMA proposed to replace the current copier for over \$10,000.00. Hawaiiana Management Company, Ltd., is researching a replacement through Xerox and Canon. The Board directed the staff to research their actual needs versus just replacing the current machine.

UNFINISHED BUSINESS

- A. Renovation Project "Paint Colors Selection" – Deferred until later in the meeting.
- B. Oceanic Cable Letter and Agreement – Status – Oceanic Cable has answered all the questions the Board has asked them. The owners in attendance were informed of their costs to have cable, if the Association drops covering cable. The Basic package of 20 channels would be \$12.18 per unit and \$31.94 for the 72 channel Standard package. Deferred until the Board decides which way they want to go.
- C. BFI Price Change Status – BFI has currently offered a rate of \$5,600.00, plus tax per month. The management executive recommends trying for \$5,600.00, tax included. Treasurer Duke moved to accept the \$5,600.0, tax included rate, and to authorize the management executive to negotiate with BFI. Director Castro seconded the motion. The motion passed unanimously.

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- D. Bike Riding on Grassy Areas – Silva, Unit 42A Letter – Deferred.
- E. Cars Parking on Huipu Drive – See Manager's Report.

NEW BUSINESS

- A. Ratify Tri-R Products Pool Handrail Repairs – Five pool repairs were completed for safety reasons. The following were the repair actions: \$374.58 to install a 6 ft. handrail for the pool; \$725.00 to install a new set of grab rails; \$510.42 to repair a damaged pool entry step surface; and \$620.81 to replace the existing spa filter pump. Treasurer Duke moved to ratify these pool repairs. Director Castro seconded the motion, which then passed unanimously.
- B. Owner 18A – Request to Install a Ramp to Steps – Ill Husband – Treasurer Duke moved to authorize the homeowner to install a ramp with the understanding the Association would have to approve the plans and the owners would remove the ramp when it was no longer needed. Secretary Silva seconded the motion, and the motion passed unanimously.
- C. Rotary Hammer Proposals – Treasurer Duke moved to authorize the expenditure of up to \$1,100.00 to purchase a rotary hammer. Secretary Silva seconded the motion, which passed unanimously.
- D. Sewer Line Scoping for 687 Area – See Manager's Report.
- E. Front Sign Proposals – See Manager's Report.
- F. New Copier Proposals – See Manager's Report.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 8:45 p.m.

The Board reconvened to the Regular Board meeting at 9:12 p.m.

The results of the Executive Session were that the Board would waive the late fees for 164A, but not the attorney fees. The Board unanimously approved initiating foreclosure action against 132B. The Board will meet Saturday to decide the paint colors, if the management executive can obtain the color chart for the roof.

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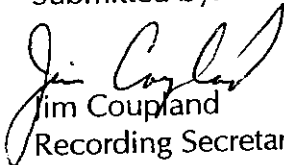
DATE, TIME AND PLACE OF NEXT MEETING

The Annual Meeting of the Board of the Association will be held on Saturday, March 13, 1999, at 10:00 a.m., Makaha Golf Club.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:15 p.m.

Submitted by:


Jim Coupland
Recording Secretary

Approved by:

Alvin Silva
Secretary