

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
WEDNESDAY, February 25, 2004
MAKAHA RESORT & GOLF CLUB

CALL TO ORDER

Regularly scheduled meeting, of the Board of Directors of Makaha Valley Plantation was called to order at 7:06 PM by President pro tem Vice president Deleconio. The meeting was recessed at 8:27 PM and reconvened at 8:40 PM.

ESTABLISH A QUORUM A quorum was established.

Members Present: President Babineck (arr by teleconference call @ 8:35 and departed at 9:20 PM), Vice president/Treasurer Deleconio, Secretary Conroy and Directors Collier, Mead, Sokolowski and Glover.

Excused:

By Invitation. John Martinez, AKAL security, Otis King GM, Shirley Landford OM, Robert Ward AGM, and Rich Wolter, Hawaiiana Management Co.

HOMEOWNER'S FORUM -- Homeowner's Forum was held prior to the regular meeting.

Approve Revised Agenda

Hearing no objection, Vice president Deleconio moved to approve the revised agenda. The motion was approved by unanimous consent.

Reading of the MINUTES

A. Minutes of the January 31, 2004, regular Board meeting. Director Mead moved to approve the January 31, 2004, minutes. The motion was approved by unanimous consent.

REPORTS

A. Security. John Martinez provided an oral report.

B. Treasurer

1. Financial Statements for January 2004. Director Sokolowski moved to accept the January 2004 Financial statements, subject to audit. The motion was approved by unanimous consent.

2. Delinquency. Tabled for the Executive session

C. General Manager. GM provided an oral and written (on file at the Association office) report.

1. Container Storage. Director Glover moved to approve the purchase of container at a cost of \$3,333.31 to store Association property during the period required to replace the maintenance building. The motion was approved by unanimous consent.

2. Permit to Demolish. Director Collier moved and Director Mead seconded the motion to approve the acquisition of a permit to demolish the maintenance building. The motion was approved by unanimous consent.

D. Association Manager. Manager Wolter provided an oral report

E. Committee

1. Security-Monty Glover provided an oral report.

2. Building/Grounds-Steve Deleconio. provided an oral & written report

a. Common element lighting

b. Solid Waste compactor

3. Compliance/House Rules- Hugh Conroy set the House rules committee meeting for February 28, 2004.

4. Personnel. Greg Sokolowski provided an oral report

5. Budget & Finance. Al Deleconio provided an oral report. (See Financial Statements above.)

6. Communications. . Monty Glover provided an oral report.

UNFINISHED BUSINESS

A. Sewer Line Maintenance. Deferred

B. Common Element Lighting Improvements. Deferred. (Referred to Building/Grounds committee.)

C. Perimeter Wall at the 665 area. Deferred

D. Solid Waste Compactor. Deferred. (Referred to Building/Grounds committee.)

E. Tree trimming RFP. Director Glover moved to approve the proposal from Hawaii National Landscape (HNL) at a cost of \$45, 448.06 to provide extensive tree trimming in lieu of awaiting additional proposals, which have not been forth coming, due to a lack of available bidders. The motion was approved by unanimous consent

F. Unit 160B renovation. Deferred

H. Board meetings-quarterly. Deferred

I. Automobile Towing RFP. Deferred indefinitely. (The Association will use several towing companies on "an on call basis")

K. Revise, House Rule Policy-Visitor overnight fee. Director Glover moved to approve the removal of the house rule E.1.b(5), which requires a \$3.00 fee for the purchase of a visitor overnight pass. The motion was approved with four (4) directors, who voted to approve the motion, and three (3) directors, Babineck, Deleconio and Conroy, who voted against the motion.

L. Fire Extinguisher Containers. Deferred.

NEW BUSINESS

A. Nominations. Director Glover moved to place James Sherman's into nomination for director's position at the annual meeting and to include those unit owners that have communicated a willingness to run for the board on the pre-printed ballots. The motion was approved with four (4) directors, who voted for the motion, and three (3) directors, Babineck, Deleconio and Conroy, who voted against the motion.

B. Window Cleaning-03 Stack-slanted Windows. Director Glover moved to approve a proposal from American Window Cleaning (AWC) at a cost of \$675.00 plus tax to clean the exterior of the windows. The motion was approved by unanimous consent.

C. During the Executive Session the Board approved various means to enable the Association to recover unpaid and delinquent maintenance fees and steps to collect delinquent accounts and one appeal was denied.

EXECUTIVE SESSION

Hearing no objection and by consent, Vice president Deleconio adjourned the regular meeting at 9:20 PM for an Executive session to discuss personal and legal issues. The regular meeting was reconvened at 9:45 PM

NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be announced. The next annual meeting is scheduled for March 6, 2004, at the Makaha Resort and golf club. A Special Association meeting has been petitioned for March 23, 2004.

ADJOURNMENT

Noting no other business on the agenda and hearing no objection, Vice president Deleconio adjourned the meeting at 9:46 PM

Submitted by:
Makaha Valley Plantation

Hugh Conroy
Secretary

Hawaiiana Management Company
Agent for Makaha Valley Plantation
R. C. Wolter
Association Manager
Recorder

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Owners' forum

1. 192C. Dumping of trash in SW adjacent property.
2. 159A. House rule infractions; commercial vehicles; compliance period after a violation
3. 126A. Pool noise; unit 64C-christmas decorations; 66C-bike; 35C-plants over railings; pet size; 687 sprinklers; 124C-resident driving on grass.
4. 061C. Maintenance Fee to clean slant windows; financial accounting.
5. 174C. Poultry removal
6. 176C. 72" drain; correct pathway near Ala Mahiku pool
7. 048C. Tree trimming.