

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
MONDAY, FEBRUARY 26, 2001  
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 7:15 p.m., by Vice President Sokolowski.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Greg Sokolowski  
Bobbie Castro  
David Duke  
Alvin Silva

Members Excused: Bette Larrabee

Present by Invitation or as Guests: Peggy Hoots, Manager  
Jim Coupland, Hawaiiana Management Co., Ltd.  
Jeff Smith, Engineering Forensics, Hawaii  
(Arr. 7:48 p.m./Dpt. 9:21 p.m.)

COMMITTEE REPORTS

A. Playground Committee – The Playground Committee had nothing to report.

APPROVE MINUTES

There being no corrections or changes, the minutes of the January 22, 2001, Board meeting were approved as presented, following a motion to approve by Director Castro, a second by Treasurer Duke and a unanimous vote to approve.

TREASURER'S REPORT

A. Treasurer Duke presented the Treasurer's Report. The Reserves are in very good shape. The end of January 2001 Cash and Reserves stood at \$1,629,866.40. Because of the new Non-Judicial Foreclosure law, the Association has taken tentative ownership of seven units. The January Operating Statement was accepted, subject to audit.

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
FEBRUARY 26, 2001  
PAGE 2

- B. Delinquency Report – The Delinquency Report was distributed by the Management Executive prior to the meeting. Deferred to Executive Session.

MANAGER'S REPORT

The Manager's 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 additional significant items:

- A. Security – There were 2164 visitors, 95 per day, to MVP since the last meeting.
- B. Heat Pump Maintenance Servicing Contract – Director Castro moved to have the Management Executive solicit bids for a company to maintain the heat pumps. Vice President Sokolowski seconded the motion. The motion passed unanimously.
- C. Heat Pumps Evaluations – Treasurer Duke moved to have the old heat pumps evaluated and then have the Board consider replacing one heat pump per month as required until all are replaced. Director Castro seconded the motion. The motion passed unanimously.
- D. Addition of Another Heat Pump to GE Capital Lease – Director Castro moved to adjust the GE Capital Heat Pump Lease to include replacing the #3 pump in the 754 area. Treasurer Duke seconded the motion, which passed unanimously.

UNFINISHED BUSINESS

- A. Engineering Forensics, Hawaii – Deferred to Executive Session.
2. Office Renovation Decision by Board – Deferred to the next Regular Board meeting.
- B. Security Agreement – Deferred to the next Regular Board meeting following a motion to defer by Treasurer Duke, a second by Director Castro and a unanimous vote to approve.
- C. GE Capital Lease – Signatures - The Lease has been signed and sent on to GE Capital.

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
FEBRUARY 26, 2001  
PAGE 3

D. Tennis Court Resurfacing Agreement

1. Bond Required? – Treasurer Duke moved to have the contractor provide a performance bond. Director Castro seconded the motion. The motion passed unanimously.

E. Lighting Initiatives – The Manager was directed to have the maintenance staff evaluate all the exterior lights and present the Board with the lighting needs.

NEW BUSINESS

- A. Sub-Metering Proposal – Fred Lau Hawaiiana Landscaping – The Management Executive and Manager will meet with Linda at 9:00 a.m. Monday to go over the concepts and plans.
- B. 192C Renovation Loan Pay Off Plan – After some discussion, it was deferred until the next meeting, at which time the person developing the concept will present it to the Board.
- C. Stairwell Paint Color – This is for the steps and floors only. Director Castro moved to accept the Managers recommendation to use dark brown for the stairs and floors of housing buildings and Wash Houses. Treasurer Duke seconded the motion. The motion passed unanimously.

HOMEOWNER'S FORUM

- A. Leo Boc, 160C – All dryers and two washers were broken down in 718. He asked if there were going to be benches in the Wash Houses again.
- B. Ruth Mason, 58B – Lighting in the Wash Houses is bad. They are not getting cleaned.
- C. John Mason, 58B – Birds are defecating on his car. Jeff Smith stated there is box made that emits a high pitched sound and chases birds away.
- D. Belinda Jacobs, 119C – Concerned about volleyball being played on the tennis court. It will be too noisy.

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
FEBRUARY 26, 2001  
PAGE 4

- E. John MacEachern, 192C – His loan pay off plan, which was submitted to the Board, will not have any negative cash flow impact on MVP.
- F. Louise Simeona, 83A – She received a citation from Security and felt it was not right.
- G. Ruth Mason, 58B – Some cars are backing into their parking spots, causing fumes to go into houses.
- H. Gloria Wartman, 22A – Many years ago the Department of Health studied the fumes issue. The bottom line was the owner has to ask the offender to park straight in.

The Management Executive announced that 168 Annual Meeting proxies had been turned in and the percentage stood at 29.4%.

EXECUTIVE SESSION

The Board adjourned at 8:15 p.m. to discuss legal issues.

The Board reconvened to the Regular Board meeting at 9:46 p.m.

The results of the Executive Session were:

1. Invoices for Ching Construction and Engineering Forensics, Hawaii were approved for payment.
2. Requests to waive fines by residents of 2A and 24A were disapproved.
3. Approved filing Deficiency Judgements against two owners.
4. Approved filing lien against one owner.
5. Emphasized that a Non-Judicial Foreclosure is to be filed against one owner.
6. Approved writing off remaining account balances of three former owners.

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
FEBRUARY 26, 2001  
PAGE 5

DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Monday, March 26, 2001 at 7:00 p.m., Waianae Satellite City Hall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:47 p.m.

Submitted by:

Approved by:

  
Jim Coupland  
Recording Secretary

