

**Association of Apartment Owners of
Makaha Valley Plantation - Annual Meeting
March 11, 2000 Makaha Golf Club**

A. CALL TO ORDER

President Bette Larrabee called the meeting to order at 10:00 a.m. Agnes Ringle was Recording Secretary for the meeting. A quorum was established with 57.7823% present in person or by proxy.

B. CONDUCT OF MEETING

Special meeting rules were adopted by unanimous consent. (Rules are attached in amended form.)

C. APPOINTMENT OF TELLERS

Ruth Mason and Norman Brockman were appointed tellers for any ballot count at the meeting.

D. APPROVAL OF MINUTES

The minutes of the 1999 Annual Meeting were approved with several amendments.

(The top line was amended to show approval by the board. The header was amended to include the meeting location.)

E. REPORTS OF OFFICERS

Bette Larrabee gave the President's report

Bobbie Castro gave the Vice-President's report

Alvin Silva gave the Secretary's report.

David Duke gave the Treasurer's report.

Greg Sokolowski gave a board member's report.

The Auditor's Report for the year ending 1999 was adopted by unanimous consent.

F. ELECTION OF DIRECTORS Nominations and elections were conducted. (Required to elect to office-more than 28.89115%) The results are as follows:

Loretta McDaniels	18.9857%
Bette Larrabee	32.8699% - 2 year term
Tina James	17.2269%
David Duke	34.9351% - 2 year term
Bobbie Castro	34.6652% - 1 year term
Belinda Jacobs	16.1212%
Gregory Sokolowski	49.1985% - 2 year term
1 voided ballot	

G. NEW BUSINESS

Tax Resolution: The following resolution was adopted by unanimous consent:

"Resolved by the owners of the Association, That the amount by which each member's assessment in 2000 exceeds the total payments of the Association for maintenance, repairs and other expenses and capital expenditures of the Association as the Board of Directors has appropriately paid or determined payable, shall be applied to regular member assessments in the year 2001."

Resolution regarding collection of Rent: The resolution relating to collection of rent by delinquent apartment owners as adopted by the board on January 25, 2000 was approved by unanimous consent.

Resolution regarding terminating use of common area by delinquent apartment owners: The resolution relating to terminating use of common area by delinquent apartment owners as adopted by the board on January 25, 2000 was approved by unanimous consent.

Ratification of Property Management Contract: The selection of Hawaiiana management Co., was approved by unanimous consent.

H. ADJOURNMENT

The meeting adjourned at 12:25 p.m.



Agnes Ringle
Recording Secretary



Adopted Standing & Special Meeting Rules (As amended)

1. Smoking is not permitted in the meeting area.
2. This is a private meeting and attendance is restricted to owners and proxy holders representing owners, staff, and other persons who have been specifically invited by the Board. All others are required to leave.
3. Owners desiring to speak must stand and be recognized by the Chairman. Please state your name each time for the official record of the meeting. You must use the microphone, if present, so that everybody else can hear.
4. Long and complicated motions must be in writing and delivered to the Chairman, signed by the maker and seconder. This will help avoid confusion and insure that everybody knows the exact wording of the motion.
5. Discussion is normally limited to the motion being considered. Therefore, please don't start a long discussion unless a motion is already pending for consideration.
6. In order to be sure that everybody has a chance to speak, the debate limit is reduced to 2 minutes.
7. Nominating speeches shall be limited to one speech per nominee or delegate for a maximum of 4 minutes. (Amended from floor from 2 to 4.)
8. If cumulative voting is required, all removal motions must be made before an election is conducted. Any board member whose removal is proposed shall have a 10 minute on speeches. The board member may choose to speak after asll other debate has concluded.
9. Ballot voting on any motion (including the election) will remain open for 10 minutes, unless extended by the owners.
10. All remarks are to be directed to the Chairman, not directly to other members. Personal attacks, vulgarity, or offensive language can result in loss of debate privileges.
11. No video-taping or other electronic recording is permitted (unless needed for production of the minutes) during any of the proceedings unless first approved by the Association members at the meeting.

MINUTES OF THE ORGANIZATIONAL MEETING
OF THE BOARD OF DIRECTORS OF
MAKAHA VALLEY PLANTATION
MAKAHA GOLF CLUB, MARCH 11, 2000

CALL TO ORDER

The Organizational Meeting of the Board of Directors of Makaha Valley Plantation was called to order by the Chair at 1:15 p.m.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Bette Larrabee Bobbie Castro
 Alvin Silva David Duke
 Greg Sokolowski

Present by Invitation: Jim Coupland, Management Executive,
 Hawaiiana Management Co., Ltd.

ELECTION OF OFFICERS

By unanimous consent, the following Board members were elected officers of the Board:

President: Bette Larrabee
Vice President: Greg Sokolowski
Secretary: Alvin Silva
Treasurer: David Duke

DATE, TIME AND PLACE OF NEXT MEETING

The next Board of Directors meeting was scheduled for Tuesday, March 28, 2000, at the Waianae Satellite City Hall at 7:00 p.m.


ADJOURNMENT

There being no further business, the meeting was adjourned at 1:22 p.m.

Submitted by:


Jim Coupland
Recording Secretary

Approved by:


Alvin Silva
Secretary