

Makaha Valley Plantation  
Regular Board Meeting  
Minutes

**Date:** March 15, 1988

**Place:** Pokai Room, Sheraton Makaha Resort

**Present:** President Maybelle Yeomans, Vice President Steve Kirk and Secretary Linda Powers

**Excused:** Treasurer Chuck Loomis (off island) and Director Tom Youngblood (went to wrong location).

**By Invitation:** Dick Gourley (Hawaiiiana Mgt. ), Chief of Security Tim Ford, Maggie Weber (163A), M/M Floyd Smith (34A), M/M Blythe Thomas (168B), Lorretta McDaniel (184B), Al Gregory (174A), M/M Bob Houser (29), Ruth Swinney (92A) and M/M Jason Hasegawa (7C)

**Call to order:**

Having a quorum present President Yeomans called the meeting to order at 6:30 PM.

**Minutes:**

There being no objection the Minutes of the Regular Meeting of February 20, 1988, the Organizational Meeting of February 20, 1988 and the Special Meeting of March 12, 1988 were approved.

**Correspondence:**

Heller (47C) - Property Manager Gourley reported that he had responded.

D'Autun (183B) - A neighbor reported that the D'Autun's stairwell had been painted. It was the consensus of the Board that the balance of his concerns be deferred to new business.

Real Estate Commission - It was the consensus of the Board to defer this matter to New Business.

Thomas (168B) - Some of Mr. Thomas's concerns were addressed as the letter was read. It was the consensus of the Board that the others be deferred to Unfinished Business and New Business.

Martin (102B) - Property Manager Gourley reported that Mr. Martin had been given an owners list as requested but that, after obtaining the advice of our attorney, Mr. Gourley did not give him copies of Tom Powers's proxies.

Wartman (22A) - Some of Mr. Wartman's concerns were addressed as his letters were read. It was the consensus of the Board that others be deferred to Unfinished Business and New Business.

Fisher (130A) - It was the consensus of the Board that these matters be deferred to Unfinished Business and New Business.

Csefai (65C), Moscovitz (94A), Stavneak (75C) and Miltoken - The Board expressed its appreciation for the compliments in these letters.

**Resident Manager's Report:**

Attached to these minutes and becoming a part hereof is the Resident Manager's report.

**Managing Agent's Report:**

Attached to these minutes and becoming a part hereof is the financial report for February, 1988. Property Manager Gourley reported that the last payment for our insurance had been made and that we had received a \$6,000 refund from our previous carrier. Security Captain Ford reported that the high cleaning charges were caused by the changeover of companies and that almost all of the extra money would be reimbursed.

**Unfinished Business:**

- A. **Businesses on the Property.** Attached to these minutes and becoming a part hereof is the Board's resolution concerning the business use of apartments.
- B. **Hubbard Suit.** President Yeomans reported that this matter is proceeding.
- C. **Houtchen's Violation.** President Yeomans reported that the attorney is writing Mr. Houtchens concerning the removal of the last structure.
- D. **Smoke Alarms.** It was the consensus of the Board, in order to comply with conditions of our insurance coverage, to purchase 50 smoke alarms so that Hawaiiana could write the owners to tell them of the requirement and provide them with an easy means of meeting it.
- E. **Pool Furniture.** Security Captain Ford reported that Resident Manager Savedra had obtained a price of \$185 per chair. After discussion it was the consensus of the Board to purchase 6 chair covers at \$7.99 each to test them.
- F. **Buses.** President Yeomans reported that she is still talking to the agencies in charge of this.

**New Business:**

- A. **Complaints of Car Noise.** Security Captain Ford reported that his staff regularly spot checks vehicles with the Association's decibel meter, and that a few have been barred from the property. He further stated that normally running cars will register a level of 74, and that the legal level is 77. He said that while some cars may seem loud, their level is actually below 77. He explained that his staff cannot legally bar cars that fall below the legal limit.
- B. **Real Estate Commission Investigation.** Property Manager Gourley stated that the Executive Director of the Real Estate Commission had called and related that a Makaha Valley Plantation owner, Mr. Floyd Smith, complained at a recent public legislative hearing that it took over six weeks for him to obtain a copy of the Makaha Valley Plantation's owners list from Hawaiiana Management Company. Mr. Gourley was requested to provide to the Real Estate Commission a copy of the related correspondence in this matter, and he complied. The correspondence revealed that Hawaiiana Management Company acted on Mr. Smith's request within one day. Delay in delivery of the list to Mr. Smith was caused by the fact that Mr. Smith's request was not in the form of an affidavit as required by State Law and that his request was for a "perpetual" list for which the law does not provide.
- C. **Threats to Board Members.** Vice President Kirk reported that during a recent conversation Floyd Smith (34A) had made the comment that Vice President Kirk's recent purchase of a used car was made possible via a bribe from Tom Powers. He further reported that after

that incident, when he was at the Circle K store in Maili, James Martin (102B) accosted him and then threatened him. Vice President Kirk said that after Mr. Martin had left the vicinity of his car, he walked over to Mrs. Martin, who was sitting in their car with another woman in the back, and attempted to clarify what he had just heard. Vice President Kirk said she remarked that he had to be on the take to be able to afford his new car. President Yeomans stated that the House Rules provide that the Board may fine anyone who harrasses or threatens Plantation personnel or management, which includes Board members and the managing agent, and the Board will not tolerate this kind of behavior.

**D. Storage Lockers.** It was the consensus of the Board to defer this matter to the next meeting in order to give the Board a chance to research rental rates.

**E. Raise Parking Stall Rental Fees.** It was the consensus of the Board to defer this matter to the next meeting in order to give the Board a chance to research this.

At 8:35 PM President Yeomans adjourned the meeting to executive session to discuss personnel matters and possible pending litigation. The meeting was called back to order at 9:15 PM.

**F. Payroll Policy.** It was the consensus of the Board that Asst. Secretary Johnson finalize his proposal and report at the next meeting.

**G. Monitoring Expenditures.** It was the consensus of the Board that Vice President Kirk evaluate expenditures and report at the next meeting.

**H. Fine.** It was the consensus of the Board that owner Floyd Smith (34A) should be fined \$50 for continued harrassment of Makaha Valley Plantation personnel and management.

**Next Meeting:** April 19, 1988 at 6:00 PM at Hawaiiana Management, 1270 Ala Moana Blvd.

**Adjournment:** Having no further business to review and hearing no objections, at 9:25 PM President Yeomans adjourned the meeting.

Respectfully submitted,



Linda Powers  
Secretary  
Board of Directors



# MAKAHA VALLEY PLANTATION

84-786 ALA MAHIKU DRIVE WAIANAE, HAWAII 96792

MARCH 15, 1988

To: Board of Directors; Makaha Valley Plantation  
From: Wally Savedra, Resident Manager  
Re: Resident Manager's Report

## DAMAGED CURB ON HUIPU DRIVE:

Per conversation with Landis, of Makaha Valley Inc., repairs will be done to the root damaged area of the curb during the early part of the summer.

## ADDITIONAL PARKING SPACES ON ALA MAHIKU DR.:

Cliff Weber, Blythe Thomas and I were appointed the task of evaluating the possibility of converting the area of Ala Mahiku Dr. between the back gate and the chains between the 664 & 665 areas into additional parking stalls. It was established that, in theory, 30-35 stalls could be placed along the mauka curbing. I anticipate several problems should this become a reality. 1)NOISE: in order to facilitate exiting these stalls, U-turns will have to be made. Not everyone will be able to pull off this maneuver smoothly. Power steering boxes have been known to emanate a squeal when locked to either side. In addition, these stalls will be quite close to the adjacent units. Tenants leaving early in the morning will generate more of the same kind of complaints that we are receiving now. 2)POSSIBILITY OF THEFT: Vehicles placed along this area will be at a disadvantage during the night. Unlike our other parking areas, this section is only visible from the living room side of the 181-196 units. This could become a prime target area once our tenants are asleep. 3)VIEW: I anticipate complaints from the owners of units between 181-196 due to the change in the view from their lanais. Many owners bought units in that area because of the view and the quiet setting.

## POOL LOUNGE CHAIRS:

After shopping around, I found Allied Furniture & Metal Products, Inc. to have competitive prices, and the quality of their merchandise seems exceptionally suited to hold up to our needs. A quote of \$185.00 per unit for a tubular aluminum, all welded construction, adjustable back chaise lounge with PVC straps was given. The total cost for twenty chairs plus tax would be \$3,854.29

## ADULT POOL MAILBOX LIGHT:

A 300 watt high pressure sodium spotlight, was mounted on the existing light pole, that will provide adequate lighting to the mail box area. After evaluating the effectiveness, a similar light will be installed at the Family Pool mail box area.

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Resident Manager's Report

ELECTRICAL PANELS:

A new main breaker unit was installed in the 688 area. We are still experiencing minor problems with the circuit for the tennis court lights. It has been suspected that water may be getting into the wiring. This problem is being monitored, and should be fixed soon.

BOILER ROOM DOORS:

New doors were fabricated and installed in the 688, 718, 754, 687, 665, 755, & 707 areas.

STAIRWELL CEILINGS REMOVED:

All drywall was removed from the 179/180, 183/184, 189/190, 125/126, 171/172, 167/168, and 57/58 stairwell ceilings.

STAIRWELL UTILITY DOORS REPAIRED:

The utility doors for 60A, 72A, 74A, 66A, 64A, 61A, and 40A were repaired.

STAIRWELL STEPS & RAILINGS:

To date, nine stairwells have had steps replaced, and railings either repaired or replaced.

GAS TANK AREAS:

New doors were fabricated and installed in the 755, 718, 688, 664, 754, & 687 areas.

SIDEWALKS REPAIRED:

The cracked or raised sidewalks in front of units 47/48, 29/30, and 31/32 have been repaired.

BOILER AIR BLOWERS:

The air blowers were replaced and air ducts were constructed in the 688 and 664 boiler rooms.

COCONUT TREES TRIMMED:

All trees in the 664, 687, 754, and Adult Pool areas have been completed.

Respectfully submitted,

  
Wally Savedra