

MAKAHA VALLEY PLANTATION  
REGULAR BOARD MEETING  
MINUTES

DATE: March 18, 1987

PLACE: Pokai Room, Sheraton Makaha Resort

PRESENT: President Maybelle Yeomans, Vice  
President Steve Kirk, Secretary Linda  
Powers, Treasurer William Halfacre,  
Director Chuck Loomis and Asst.  
Secretary Jim Johnson

EXCUSED: Asst. Treasurer Bonnie Halfacre

BY INVITATION: Dick Gourley (Hawaiiana Mgt.), Resident  
Manager Wally Savedra, M/M Sydney Goren  
(147C), M/M James Stewart (90A), M/M  
Cliff Weber (163A), M/M Floyd Smith  
(34A), M/M Archie Cook (188B), Gil  
Patterson (69C) and Roberta Rockey-  
Josephson (127C)

CALL TO ORDER:

Having a quorum present President Yeomans called the meeting to order at 4:10 P.M.

MINUTES:

There being no objection the Minutes of the Regular Meeting of February 16, 1987 and the Organizational Meeting of February 16, 1987 were approved.

CORRESPONDENCE:

**Lewis (89A)** - Resident Manager Savedra reported that the tenant has moved out. It was the consensus of the Board that the subject of the letter be deferred to New Business.

**Yoon for 116A** - It was the consensus of the Board that this be deferred to New Business.

**Skybrock (25B)** - It was the consensus of the Board that this matter be deferred to a later date.

**Carr (Association CPA)** - It was the consensus of the Board that Hawaiiana Management implement his recommendations.

**Anonymous Phone Call** - It was the consensus of the Board that the Resident Manager check to make sure that the Association is adequately protected.

OFFICER'S REPORTS:

**SECRETARY** - It was the consensus of the Board that this be deferred to New Business.

**TREASURER** - It was the consensus of the Board that this be deferred to Unfinished Business.

COMMITTEE REPORTS:

**GROUNDS** - Chairman Kirk reported that new plantings were being put in along the lower portion of Ala Mahiku Drive.

**LIGHTING** - Chairman Johnson reported that the test lights are in. It was the consensus of the Board that it examine the fixtures and possible solutions at the next meeting.

**INVESTIGATIVE & ADVISORY** - Attached to these minutes and becoming a part hereof are two reports from the committee. It was the consensus of the Board that the matter of HCC's water be taken up under Unfinished Business. It was the consensus of the Board that the matter of a registration fee be deferred to New Business.

**ANNUAL MEETING MINUTES** - Secretary Powers moved and Vice President Kirk seconded approving the Committee's recommendation that the Minutes of the Annual Meeting of February 16, 1987 be approved as amended. The motion passed unanimously.

RESIDENT MANAGER'S REPORT:

Attached to these minutes and becoming a part hereof is the report of Resident Manager Savedra. It was the consensus of the Board that Mr. Savedra be commended for his work on repairing the latest pipe break at so little cost.

MANAGING AGENT'S REPORT:

Attached to these minutes and becoming a part hereof is the February financial report. Property Manager Gourley reported that as of February 15, 1987, we had collected \$79,000 in maintenance fees for the month and that we had about \$46,200 in current delinquencies. It was the consensus of the Board that all people involved in the management of the property begin working on the Long-Range Program Worksheet Mr. Gourley handed out and report back at the next meeting.

UNFINISHED BUSINESS:

A. **H.C.C.** It was the consensus of the Board that monies due us for water consumed by H.C.C. be added to the amount currently due and that collection efforts continue. It was also the consensus of the Board that if necessary a subpoena be obtained to find out who had been paying for the water prior to us and that Secretary Powers write National Mortgage & Finance and inform them of their liability in this matter.

B. **CMC.** As Tom Powers was unable to receive the information in

time for this meeting, it was the consensus of the Board that this matter be deferred to the next meeting.

C. **POOL FENCE.** It was the consensus of the Board that the proposal from Brennan's Welding for an 18-inch fence for the adult pool at a price of \$1,005.72 be approved.

NEW BUSINESS:

A. **HOUSE RULES COMMITTEE.** It was the consensus of the Board that a House Rules Committee be formed by Steve Kirk, Bill Halfacre and Jim Johnson and that it study the existing rules and possible changes with regard to pets, registration fee and minimum income requirement and report back to the Board at the next meeting.

B. **DRAPERY DAMAGE.** It was the consensus of the Board that the Association's policy of not paying to replace draperies damaged by water should continue.

C. **LIMITED POWER OF ATTORNEY.** It was the consensus of the Board that Hawaiiana Management be given a limited power of attorney to expedite the handling of Notices of Lien and Releases of Lien.

D. **APRIL NEWSLETTER.** It was the consensus of the Board that Secretary Powers's rough draft be approved as amended.

E. **MEMO TO AGENTS AND LANDLORDS.** It was the consensus of the Board that the Resident Manager mail this memo to concerned parties immediately and that this same memo be included with the Newsletter to all owners.

F. **FRONT DOORS.** After discussion concerning the wording of the HPR and Bylaws, it was the consensus of the Board that front doors are the property of apartment owners.

G. **HAND-HELD RADIOS.** Director Loomis moved that Oceantronics's proposal of \$2,697.44 for 4 radios and extra chargers be approved. After discussion the motion passed unanimously.

H. **WHEELCHAIR RAMP.** After discussion it was the consensus of the Board to defer this matter until more information could be obtained.

I. **OFFICE WINDOW.** Resident Manager Savedra proposed that the Board approve the installation of a stained glass window where the clerestory window is currently. After discussion where it

was learned there would be no cost, the consensus of the Board was that this be approved.

J. **PIPE CLAMPS & SPECIAL CEMENT.** It was the consensus of the Board that Resident Manager Savedra purchase such clamps and cement as necessary to save us the expense of having to hire a plumbing contractor the next time a water main breaks.

NEXT MEETING: April 15, 1987 at 4:00 P.M. at the Sheraton Makaha Resort

ADJOURNMENT: Having no further business to review and hearing no objections, at 6:30 P.M. President Yeomans adjourned the meeting.

Respectfully submitted,



Linda Powers  
Secretary  
Board of Directors



# MAKAHA VALLEY PLANTATION

84-786 ALA MAHIKU DRIVE WAIANAЕ, HAWAII 96792

March 18, 1987

To: Board of Directors, Makaha Valley Plantation  
From: Walter Savedra, Resident Manager  
Subj: Resident Manager's Report

## EMERGENCY WATERLINE REPAIRS

On the morning of February 26, 1987 while making a routine inspection of the 707 area, it was noticed that water was seeping through the parking lot in the area between units 106 and 109. At this time I advised the maintenance crew to begin excavation of the problem area to ascertain the cause of the problem. After extensive labor on the maintenance crew it was determined that the eight inch water main supplying the area had broken due to the fact that while under construction the line had been damaged and insufficiently repaired. At this time,,all water supplying the 707 and Family Pool areas had to be shut off. Upon determining what measures were required to resolve the problem, in as timely a fashion as possible, I made the decision to contact A-1 Hydro Mechanics Corp. After analysis of the situation by A-1 Hydro, it was evident that to facilitate the required repairs, it would be necessary to obtain the use of a backhoe to perform the excavation. Had the work been done manually it may have taken several days to obtain the same results that a backhoe could provide in several hours. I attempted to contact Mr. Landis Ornellas to obtain the use of his equipment, but unfortunately it was in service at another location and was unavailable. In a second attempt, I contacted the superintendant of the East Course and negotiated the use of their backhoe for the sum of \$50.00, providing that I supplied my own qualified operator. Mr. David Ornellas volunteered to operate the equipment in his spare time. A sum of \$65.00 was appropriated from the general maintenance fund and gratefully given to David. At this point, temporary repairs to the damaged line were completed by A-1 Hydro and, before nightfall, water usage had been restored to all units. The excavated area was barricaded, and an additional security officer was stationed in the area throughout the night to insure a safe vehicular flow. On the following morning, A-1 Hydro return to complete the permanent repairs. The backhoe returned to fill in the hole, and the soil was soaked to properly pack the fill. At this time Mr. Landis Ornellas supplied us with a load of crushed coral to use as a secondary surface fill, at no charge. To complete the job, our maintenance crew applied a layer of asphalt to the site, which restored the area to a normal condition.

Resident Managers Report

REQUEST FOR RADIO PURCHASE

In keeping with the recent upgrading of the Security Radio System (the purchase of a powered base station and remote unit), the acquisition of new hand-held two-way radios, to replace the current units, is greatly needed. We are currently using radios that are approximately five years old, and have been in use 24 hours a day during that time. The periodic costs involved in keeping these units operational justifies the expense of new units with warranties and service contracts. Based upon three bids, Oceantronics Inc. was selected, based on the low purchase price and the high quality of service. Their bid is as follows:

4 FTC5203 UHF Handhelds, with battery packs and antennas  
1 Multiple rapid charging unit  
Total: \$2,697.44.

MODIFICATION TO ADULT POOL FENCE

In order to provide better security, and to alleviate the problem of people using the existing fence as a diving platform, it is recommended that an expanded metal extension be fabricated and installed. Two proposals were considered; one being a 16" extension, and the other an 18" extension. The 18" was selected. Brennan's Welding would complete the job at a cost of: \$1,005.72

Respectfully Submitted

  
Walter Saverda,  
Resident Manager

FLASH!! Late news just in off the wire; for the month of March \$1,595. 00 was deposited into MVP's parking account.