

MAKAHA VALLEY PLANTATION
ASSOCIATION OF APARTMENT OWNERS
REGULAR MEETING OF THE BOARD OF DIRECTORS

APPROVED MINUTES

March 19, 1996; 7pm, Wai'anae Library across Wai'anae Satellite City Hall

PRESENT: President, Cecil Bindel; Vice-President, Bette Larrabee; Secretary, Alvin Silva; Treasurer, David Duke:

ABSENT: Director, Wayne Thompson, Property Manager, Jim Coupland.

GUEST: Resident Manager, Harlow Todaro; Administrative Assistants, Emerald Souza and Peggy Hoots.

CALL TO ORDER: A quorum being present, Mr. Bindel called the meeting to order at 7:05 p.m.

APPROVAL OF MINUTES: For January 23, 1996, regular and executive minutes.
APPROVED 4-0

CORRESPONDENCE: None.

REPORTS: PRESIDENT: Mr. Bindel briefed us on the problem of having hot water in the cold water line. This is caused by a defective cartridge of single handle faucets. The pressure regulators on the plantation will also be checked. Vehicle deterioration was another subject talked about and some vehicles are being monitored.

VICE-PRESIDENT: Ms. Larrabee and Mr. Bindel went to the small claims court for a hearing. Mr. Lauro is requesting payment of \$1,000 for damage to his vehicle and utility reimbursement. The judge filed in favor of the Plantation. All vehicles' parked on the Plantation are at the owner's risk and utilities were not part of his contract.

SECRETARY: No report

TREASURER: Mr. Duke gave a brief report on our budget. The workman's compensation insurance rate is still unknown for this year. Our liability insurance reserves are building up and we should have \$120,000 by June for a down payment on next year's insurance. The RM requested to hire people for back-up when someone calls in sick or does not show up for work.

MOTION MADE BY MR. DUKE TO AUTHORIZE THE RM TO HIRE TWO ON-CALL PART-TIME EMPLOYEES. MR. SILVA SECONDED THE MOTION. APPROVED 4-0.

Tree trimming has not been as complete as it should be on some trees.

APPROVED MINUTES OF THE MVP BOD MEETING OF MARCH 19, 1996

A RESOLUTION HAS BEEN MADE TO NOT PAY THE TREE TRIMMERS ANY MORE UNTIL THE RM IS SATISFIED WITH THEIR WORK. APPROVED 4-0

DIRECTOR: No report.

PROPERTY MANAGER: No report.

RESIDENT MANAGER: Report enclosed. Mr. Todaro also asked the Board to reconsider the policy that disallows employees to live on the plantation. The Board will discuss this policy in executive session.

COMMITTEES: House Rules review by the Board will be scheduled in the near future.

OLD BUSINESS: 1. 1. Traffic Control Measures. Delayed until parking repair work is scheduled.

2. Directors and Rental Agents Meeting. To be scheduled soon.

3. Development Proposals. Mr. Dornbush would like to present the proposals to the homeowners at our next meeting. We will try to schedule this for next meeting.

4. Tree trimming was covered earlier in the meeting.

5. Pool policy to cover lap times were discussed.

MOTION MADE BY MR. DUKE THAT WE AUTHORIZE ONE HOUR IN THE MORNING AND ONE HOUR IN THE EVENING AT EACH OF THE POOLS FOR LAP SWIMMING. THE SPECIFIC HOURS WILL BE WORKED OUT BETWEEN THE RM AND SECRETARY AND THAT THE HOURS WILL BE POSTED AT THE POOLS. MS. LARRABEE SECONDED THE MOTION. APPROVED 4-0

NEW BUSINESS: 1. We did not have an Accident Free Winner for January because of a minor injury.

DISCUSSION: Mr. Duke mentioned that "The Bus" transportation system is having a meeting tonight on the service in the Wai 'anae coast area. We should be getting better service in the valley because of the population we have here and the growing number of users of The Bus.

MOTION MADE BY MR. DUKE TO AUTHORIZE A LETTER TO BE WRITTEN TO THE TRANSPORTATION BOARD TO REQUEST BETTER SERVICE TO THE PLANTATION AND THE TOWERS. MS. LARRABEE SECONDED THE MOTION. APPROVED 4-0.

APPROVED MINUTES OF THE MVP BOD MEETING OF MARCH 19, 1996

Mr. Silva mentioned the City and County of Honolulu incentive of \$100 for changing your water closet to a 2.6 gal efficient water closet. Information on this program is available at the office.

MOTION MADE BY MR. SILVA TO OFFER HOMEOWNERS AN ADDITIONAL INCENTIVE OF \$10 FOR EACH WATER CLOSET THAT IS UPGRADED ACCORDING TO THE CITY INCENTIVE PROGRAM UP TO A MAXIMUM OF \$1,000 TOTAL FOR THIS PROGRAM EFFECTIVE TODAY. MS. LARRABEE SECONDED THE MOTION.
APPROVED 4-0

Mr. Silva will also check if the Plantation can take advantage of the City incentive program; For we have nine water closets under plantation control.

NEXT MEETING: April 23, 1995; 7pm, Wai'anae Satellite City Hall.

ADJOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL MATTERS AND FINE APPEALS at 8:25 p.m.

APPROVED ON MAY 28, 1996



ALVIN P. SILVA
SECRETARY