

MAKAHA VALLEY PLANTATION

M I N U T E S

REGULAR MEETING of the BOARD OF DIRECTORS of the Association of Apartment Owners of MAKAHA VALLEY PLANTATION.

DATE: March 20, 1986

PLACE: Conference Room, National Mortgage & Finance Co.
1022 Bethel Street, Honolulu

PRESENT: Ronald Melchin, President
Frank Berry, Vice President
(BY CONFERENCE TELEPHONE) Hoolae Paoa, Director

ABSENT: Maybelle Yeomans-Johnson, Secretary
Linda Powers, Treasurer

PRESENT BY
INVITATION: Andy Kubo, National Mortgage & Finance Co.
M. Fergus & D. Kurisu, Kurisu & Fergus Company

ATTENDEES: The following owners were present:

Valerie Cook
Archie Cook
LaVonne Kelly
Shirley Nagle
Ruth Swinney

ORDER OF BUSINESS

CALL TO ORDER: 10:00 a.m.

READING OF MINUTES & COMMUNICATIONS:

In the absence of Secretary Yeomans and no director present having received copies of previous minutes, President Melchin bound over reading and acceptance of Minutes of February 17, 1986 meeting to the next REGULAR MEETING of the Board of Directors.

TREASURER'S REPORT:

In the absence of Treasurer Powers and no director present having received a copy of the Treasurer's Report, President Melchin bound over the Treasurer's Report to the next REGULAR MEETING of the Board of Directors.

Continued....

UNFINISHED BUSINESS:

- 1) - President Melchin introduced Messrs. Fergus & Kurisu to those present explaining that Kurisu & Fergus Company are the present LEASEHOLD owners of Makaha Valley Plantation. They are present today to discuss the matter of payment by AOAO of Makaha Valley Plantation of delinquent Lease Rent.
- President Melchin informed those present that the audit of Makaha Valley Plantation records prepared by Mr. Donald Kong, dated August 15, 1985, stated Lease Rent collections of \$67,016 and disbursements of \$21,408. In addition, payments of \$13,762 and \$4,230 were made by National Mortgage & Finance Co. in 1985 and 1986 respectively, therefore, the outstanding balance of \$27,616.
- Vice President Berry asked Mr. Fergus if he had been contacted by Treasurer Powers (as directed by the Board). Mr. Fergus stated he had had no contact with or from Treasurer Powers to date.
- Mr. Fergus then stated that his claim was based solely upon the audit by Donald Kong.
- Mr. Fergus then proposed he would accept a Promissory Note in the amount of \$13,500 (one-half of claimed delinquency); term of note to be twelve (12) months from date of execution; payable in twelve (12) equal payments; interest at 12%.
- Vice President Berry moved that a Promissory Note prepared by Messrs Kurisu & Fergus be reviewed by Attorney Sugimoto and Andy Kubo, National Mortgage & Finance Co. and presented at the next REGULAR MEETING of the Board of Directors.
- The motion was seconded by Director Paoa.
- In Favor: Mr. Melchin, Mr. Berry, Mr. Paoa
- Motion Carried
- 2) - President Melchin noted the Annual Meeting of Makaha Valley Plantation owners was set for March 26, 1986.
- President Melchin called for the appointment of Chairpersons for the following committees:
- Nominating Committee - for elective office
 - Budget Committee - to prepare and formalize the 1986 Budget.
 - Managing Agent Committee - to review proposals and make recommendations.
- Vice President Berry moved the following chairpersons in succession:
- Nominating: Valerie Cook
 - Budget: Shirley Nagle
 - Managing Agent: Ruth Swinney
- The motion was seconded by Director Paoa.
- In Favor: Mr. Melchin, Mr. Berry, Mr. Paoa
- Motion Carried
- The Chairpersons were then instructed with respect to duties by President Melchin.

*(This initial action
at 4/10/87 Board Meeting
to settle Fergus &
conflict of interest of Mr. Melchin)*

NEW BUSINESS:

- 1) - Director Paoa informed those present of his intention to tender his resignation as Director effective March 26, 1986.
- Although it was recognized by the Directors present that a majority vote of the Board of Directors is required for election of a replacement Director, it was decided that an interim appointment of Director was in order. Therefore, Vice President Berry moved the nomination of Shirley Nagle as interim Director.
- The Motion was seconded by Director Paoa
- In Favor: Mr. Melchin, Mr. Berry, Mr. Paoa
- Motion Carried

*Received
11/11/86*

ADJOURNMENT:

The Meeting adjourned at 11:55 a.m.

In the absence of Secretary Yeomans, these minutes prepared and respectfully submitted by Vice President, Frank Berry