

AOAO Makaha Valley Plantation  
Regular Board of Directors Meeting

MINUTES

Date: May 24, 1994

Place: Waianae Satellite City Hall

Present: President Wayne Thompson, Secretary Melody Murphy, Treasurer David Duke and Director Blythe Thomas

Excused: Vice President Cecil Bindel

By Invitation: Resident Manager Charles Houtchens, Assistant Manager Emerald Souza, Administrative Assistant Peggy Hoots, Property Manager Jim Coupland (Hawaiiana Management), and owners as per attached Attendance Sheet

Call to Order: A quorum being present, President Thompson called the meeting to order at 7:10 PM.

Approval of Minutes of the March 5, 1994 Annual Meeting and the Regular Board Meeting of April 28, 1994: After discussion it was the consensus of the Board that Minutes of the Annual Meeting be approved as amended. It was the consensus of the Board that the Minutes of the Regular Meeting of April 28, 1994 be approved.

Correspondence:

Mr. and Mrs. Silva (42A) - It was the consensus of the Board to forego the reading of this letter until a later time.

Mr. Majewski - It was the consensus of the Board that this matter be discussed in Executive Session.

Reports of Officers:

Secretary's Report - Secretary Murphy discussed problems with the Minutes of the Regular Meeting in March and requested that a study be made to determine the feasibility of MVP staff's transcribing and typing the minutes.

Treasurer's Report - Treasurer Duke informed the Board that with the help of Mr. Coupland, they had moved some money from 1.8% interest-paying accounts to accounts paying 3.25% and 3.5% interest. He further informed the Board that \$55,000 was moved from the operating account to the special assessment account.

Property Manager's Report:

It was the consensus of the Board to discuss foreclosure information in Executive Session.

Resident Manager's Report:

Attached to these Minutes and becoming a part hereof is the report of Resident Manager Houtchens.

Committee Reports:

Computer Committee - Chairman Natalie Robinson updated the Board on the work being done with the machines. She further reported that malfunctions with the printer will necessitate repairs of approximately \$260.

Neighborhood Watch Committee - Chairman Barbara Van Blyenburg announced that a representative from HPD has been invited to speak to homeowners on June 15, 1994, 7 PM at the Quiet Pool Cabana.

UNFINISHED BUSINESS

Insurance. President Thompson notified the Board that we can expect a hefty deposit due in June for property liability, excess umbrella liability, etc., that he is expecting 2 bid packets soon, and that a third company dropped out.

Upgrading Bylaws. President Thompson reported that he had been informed by the Real Estate Commission that any Board established after May 18, 1984 must have 9 members and that when the revised bylaws are sent out for approval, an amendment increasing the numbers of board members from 5 to not more than 7 members will be added.

Pest Control. Director Thomas moved the Board approve payment of \$2,573 to Dynamic Pest Control for the first quarter of 1994. The motion passed unanimously. Further, it was the consensus of the Board to delay selection of one of the pest control bidders until August, 1994.

Awnings. President Thompson reported that Section 514.A-89 of the Hawaii Revised Statutes states that for certain work to be done on the property, 75% approval of the owners must be obtained, but that for the awnings only 54.9178% was received and is on record. He further stated that all pertinent information on this matter is on file and may be reviewed at the front office.

MVP Documents Available in Office. Treasurer Duke moved that association documents shall be provided to any owner upon request, provided that the owner furnish to the Association a duly executed and acknowledged affidavit (when required by law) and that the owner pay the posted charges for the documents. The motion passed unanimously.

## NEW BUSINESS

**Parliamentarian Contract.** After discussion concerning Mr. Glanstein's fees, it was the consensus of the Board that President Thompson obtain a list of fees and charges and report back at the next meeting.

**Basketball/Volleyball Court.** After discussion it was the consensus of the Board to defer this matter until a Recreation Committee is formed to study cost, rules and regulations.

**Change in Billing and Check Procedure.** It was the consensus of the Board to allow Treasurer Duke to streamline the procedure.

**Second Phone at Guard Shack.** It was the consensus of the Board to purchase a second phone for the already existing second line at the Guard Shack for a cost of \$23.16. The 2 numbers are 695-9464 and 695-8441.

**Security Radios to be Returned.** After considerable discussion where it was pointed out that we currently own 15 radios, it was the consensus of the Board that security radios must remain on property and are not to be taken home by security.

**Newsletter.** It was the consensus of the Board to give a special thank you and a round of applause to Dorothy Smith (34A) for stuffing and sealing all of the newsletters that were sent out in May, 1994.

**Hawaiiiana's Annual Mailout of Coupons.** After reading a letter sent to Mr. Bush and his reply, Treasurer Duke moved that we accept \$8,000 from Hawaiiiana and that the funds be placed in Special Reserve Funds. The motion passed unanimously.

**Problems with Minutes.** It was the consensus of the Board that President Thompson and Secretary Murphy resolve problems with the Minutes of the March meeting as soon as possible and that President Thompson confer with Hawaiiiana Management regarding the cost for a recording secretary.

**Management Selection Committee.** It was the consensus of the Board that this committee be established to examine bid proposals, evaluate the 6 companies and report its findings to the Board. President Thompson announced the members as Cliff Weber (163A), Tom Powers (88A), Bette Larrabee (50A), Lehua Silva (42A) and Bonnie Harwick (141A).

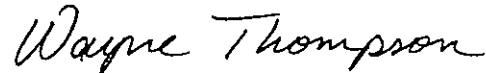
**Front Office Computer Repairs.** Computer Committee Chairman Natalie Robinson reported that malfunctions with the printer would necessitate repairs of approximately \$260. Treasurer Duke moved approving the repairs. The motion passed unanimously.

Adjourn to Executive Session: There being no objection, President Thompson adjourned the meeting to Executive Session at 9:15 PM.

Call Back to Order: At 9:45 PM President Thompson called the meeting back to order.

Adjournment: There being no objection, President Thompson adjourned the meeting at 9:46 PM.

Sincerely yours,

A handwritten signature in cursive script that reads "Wayne Thompson".

President,  
Makaha Valley Plantation