

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

APPROVED MINUTES

March 24, 1998, 7:00 p.m., Wai`anae Community Center

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

PRESENT: Bette Larrabee, President; Alvin Silva, Secretary; David Duke, Treasurer;

GUEST: Peggy Hoots, Manager; Burns Security Officer.

EXCUSED: Dale Fajardo, Vice-President; Bobbie Castro, Director; Jim Coupland, Property Manager.

REPORTS:

PRESIDENT: Ms. Larrabee updated everyone on the status of various items. Legislation is being put forth again to require banks to pay up to 6 months of unpaid maintenance fees of apartments that are foreclosed. By-law change response is slow coming in from homeowners. A second mail-out will be sent to homeowners who did not respond.

TREASURER: The maintenance fee increase is being put into a separate account and reserved for our loan payment when homeowners approve the process.

MANAGER: Statistics and accident free winner is enclosed.

SECURITY: Statistics is enclosed.

OLD BUSINESS:

1. High pressure sodium light fixtures have been installed at the front gate area. Eight 300 watt halogen light fixtures were disconnected to observe the effect of the new lamps. The area seems brighter but without the glare of the harsh halogen lights. So far we have not received any negative comments about the new lighting. Awaiting board approval to continue converting existing fixtures to High Pressure Sodium lamps.
2. Computer system up-grade is in progress. One new computer has arrived and is scheduled to be on line in about a week.
3. Final acceptance of contracts are being negotiated for Notkin, Hawaii, Ltd.; Engineering Forensics, Hawaii; and Hawaiiiana Management, Inc.

MVP BOARD OF DIRECTORS MONTHLY MEETING FOR MARCH 1998

NEW BUSINESS:

1. Pressure regulator valve replacement. Mr. Duke motioned and Mr. Silva second to authorize the replacement of three regulator valves at a cost of approximately \$1300 each, and the manager will coordinate the timing of replacement with Mr. Silva and Mr. Duke. Approved 3-0

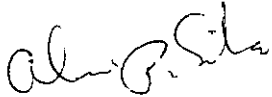
2. Engineering Forensics, Hawaii, contract was negotiated by Mr. Duke and approved by our attorney. Total cost will be \$253,710 for the complete project. Provisions were made in the contract to divide the project into phases. This will give the Board the power to change consultants if the working relationship is not satisfactory. Mr. Duke requested the Board to give its final approval of this contract. Mr. Silva seconded the motion. Approved 3-0

3. Mr. Duke motioned and Ms. Larrabee second, to pay Mr. Castro \$800 as reimbursement for the wear and tare of his tools and equipment; while volunteering his time to help maintenance repair our numerous steps on the plantation. Approved 3-0

NEXT MEETING: April 28, 1998, 7:00 p.m., Wai`anae Community Center

ADJOURNMENT TO EXECUTIVE SESSION AT APPROXIMATELY 8:30 P.M.

APPROVED APRIL 28, 1998.



ALVIN P. SILVA
SECRETARY