

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
WEDNESDAY, March 24, 2004
MAKAHA RESORT & GOLF CLUB

CALL TO ORDER

Regularly scheduled meeting, of the Board of Directors of Makaha Valley Plantation was called to order at 7:40 PM by President Glover. The meeting was recessed at 8:45 PM and reconvened at 8:55 PM.

ESTABLISH A QUORUM A quorum was established.

Members Present: President Glover, Vice president Sokolowski, Secretary Collier, Treasurer Castro and Directors Mead, and Sherman.

Excused:

By Invitation. Tom Keener, Keener Technologies, John Martinez, AKAL security, Otis King GM, Shirley Landford OM, and Rich Wolter, Hawaiiana Management Co.

HOMEOWNER'S FORUM – Homeowner's Forum was held prior to the regular meeting.

Approve Revised Agenda

A. Director Mead moved and Treasurer Castro seconded the motion to suspend the Agenda to take up the New Business, item A., appointment of director. The motion was approved by unanimous consent. See new business below.

B. President Glover moved to approve the remainder of the agenda. Hearing no objection, the motion was approved by unanimous consent.

Reorganization

A. Director Castro moved to change the officer positions with Director Sokolowski, relinquishing the position of Vice president and accepting the position of Treasurer and Director Castro, relinquishing the position of Treasurer and accepting the position of Vice president. The motion was approved by unanimous consent. (Both officers involved agreed to the organizational change for business year 2004)

Reading of the MINUTES

A. Minutes of the February 25, 2004, regular Board meeting. Director Mead moved to approve the February 25, 2004, minutes. The motion was approved by unanimous consent.

B. Annual meeting Minutes of March 6, 2004. Deferred

C. Organizational meeting Minutes of March 6, 2004. Deferred

REPORTS

A. Security. John Martinez provided an oral report.

B. Treasurer

1. Financial Statements for February 2004. Deferred

2. Delinquency. Tabled for the Executive session

C. Management. GM provided an oral and written (on file at the Association office) report.

D. Committees

1. Security-Robert Cunningham provided an oral report. Tom Keener was recognized by the chair to address the assembly with regard to a pending agreement

2. Building. GM Otis King was appointed chair. No report

3. Grounds-Steve Deleconio. provided an oral & written report

4. Rules-Marjorie Collier was appointed chair. Next meeting of the committee is set for April 9, 2004.

5. Personnel. Greg Sokolowski provided an oral report

6. Budget & Finance. Greg Sokolowski provided an oral report. (See Financial Statements above.)

7. Communications. Monty Glover provided an oral report and stated the Association website domain name will be retained and Director Glover will retain it.

8. Community Advisor. President Glover established the committee with the express purpose of community involvement with membership open to any person from the Plantation community or persons who have an association with the Plantation community.

UNFINISHED BUSINESS

A. Sewer Line Maintenance. Vice president Castro moved to approve the proposal from Clean Sewer Lines Hawaii to clean the vertical and lateral sewer lines for all buildings at a cost not to exceed \$31, 940.62. The motion was approved by unanimous consent

B. Rear Vehicle Entry gate replacement. Vice president Castro moved to rescind a previous motion to remove and replace the rear entry gate with a steel gate at a cost not to exceed \$10,000. The motion was approved by unanimous consent.

C. Sewer Repairs for Building 94/95. President Glover moved to approve the emergency repairs to the ruptured sewer lines, serving units in buildings 94/95. The motion was approved with six (6) directors, who voted to approve the motion, and one (1) director, Mead, who was opposed.

D. Storage Container. President Glover moved to approve the purchase of a storage container to house Plantation maintenance equipment from Container Storage Company of Hawaii at a cost not to exceed \$3,334. The motion was approved by unanimous consent.

E. Legal Opinion. President Glover moved to approve the authorization to obtain a legal opinion on replacing the existing maintenance building. The motion was approved by unanimous consent.

F. Rule Change-Overnight Visitor parking. President Glover moved to approve a change to House Rule E.1.b(4), which will allow residents to obtain an overnight visitors pass after Association office hours by contacting the security office (main gatehouse) in person or by phone. The motion was approved by unanimous consent. (rule change will read as follows)

HR E.1.b(4) Visitor (overnight) parking shall be allowed between the hours of midnight to 5 AM with properly issued parking pass or identification which has been issued by the General Manager or the security office by phone or in person after normal Association office business hours.

G. Board Meeting recordings and Organizational equipment. Secretary Collier moved to require the return of audio tape recordings and organizational equipment held by previous directors. The motion was approved by unanimous consent.

H. Demolition of Maintenance building.

1. Treasurer Sokolowski moved and Vice president Castro seconded the motion to approve the proposal from Henry's Equipment Rental & Sales, Inc. to demolish one maintenance building, surrounding fence and four concrete pads at a cost not to exceed \$3,100.00. The motion was approved with six (6) directors, who voted to approve the motion, and one (1) director, Sherman, who was opposed.

2. President Glover moved to approve the proposal from E 3 Electric to remove all electrical interface/connections from the HECO power box to the Maintenance building prior to demolition at a cost not to exceed \$2,300.00. The motion was approved by unanimous consent.

NEW BUSINESS

A. Appoint Director. Director Mead moved to appoint Robert Cunningham, unit 135A, to the Board of Directors to fill a vacant (7th) position for a term of one year (2005), as the result of the resignation by Director Babineck at the Annual meeting. The motion was approved by unanimous consent.

B. Rule Change. Director Mead moved to approve a change to House Rule E.14 to amend the last line of the of the section, which states, "Bicycles shall be walked to and from the main gate," to read, "Bicycles may be ridden to and from the main gate," with the motion amended by Director Sherman which deletes the second to last sentence in the section which states, "Cycling is prohibited on MVP property." The motion as amended was approved by unanimous consent.

C. Unit 160B Renovation. Vice president Castro moved to approve an amount no to exceed \$5,500.00 to replace kitchen cabinets, the bathroom vanity and to clean and/or replace the living room carpeting. The motion was approved by unanimous consent.

D. During the Executive Session the Board approved various steps to enable the Association to recover unpaid and delinquent maintenance fees, one HR violation appeal was heard and granted, one HR violation appeal was reviewed and the fine was suspended and one contractual agreement was revoked for a condition precedence that had not been satisfied.

EXECUTIVE SESSION

Hearing no objection and by consent, President Glover adjourned the regular meeting at 9:45 PM for an Executive session to discuss personal and legal issues. The regular meeting was reconvened at 10:35 PM

NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be April 28, 2004 and the location is to be determined. The next annual meeting is scheduled for March 5, 2005.

ADJOURNMENT

Noting no other business on the agenda and hearing no objection, President Glover adjourned the meeting at 10:36 PM

Submitted by:
Makaha Valley Plantation

Marjorie Collier
Secretary

Hawaiiana Management Company
Agent for Makaha Valley Plantation
R. C. Wolter
Association Manager
Recorder

Owners' Forum

1. 168B-owner repairs after quiet hours & extending time curfew
2. 133A-house rule enforcement
3. 126A-owner forum attached to minutes; drug paraphernalia found
4. 083A-posting general information in each area
5. 053B-overnight visitor passes
6. 174C-secret director meetings
7. 039C- unit 39A visitors; visitor escort after 10 PM; speeding on property; modified mufflers; tree trimming
8. 058B-non-driving guests; dog quantity rule enforcement (unit 58C)
9. 192C-louver replacement and water leaks through louvered windows.
10. 022A-no water leaks through louvered windows