

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

AGENDA

March 25, 1997; 7pm, Wai`anae Community Center

TO BE PRESENT: President, Bette Larrabee; Vice-President, Cecil Bindel; Secretary, Alvin Silva; Treasurer, David Duke; Director, Dale Fajardo.

GUEST: Property Manager, Jim Coupland; Resident Manager, Jack Custer; Administrative Manager, Peggy Hoots.

CALL TO ORDER:

APPROVAL OF MINUTES: For February 25, 1997.

CORRESPONDENCE:

REPORTS: PRESIDENT:

VICE-PRESIDENT:

SECRETARY:

TREASURER: Budget report

DIRECTOR:

PROPERTY MANAGER:

INTERIM MANAGER:

OFFICE MANAGER

- OLD BUSINESS:**
1. Civil Engineers report on parking lot paving received and being evaluated.
 2. Custodial and Maintenance contract bids are being negotiated.
 3. Security evaluation (cameras, etc.) bids are being evaluated.
 4. Additional speed bumps for the front gate area.
 5. Roof repairs are on going.
 6. Senate Bill 682 and House Bill 779.
 7. Feasibility Study on adding Solar Heating to Heat Pumps.
 8. Parking Pass changes.

- NEW BUSINESS:**
- 1.
 - 2.
 - 3.
 - 4.
 - 5.
 - 6.
 7. Accident free winner for February to be announced.

EN DISCUSSION: (as time permits)

NEXT MEETING: Next meeting will be April 22, 1997.

ADJOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL MATTERS AND FINE APPEALS

**MAKAHA VALLEY PLANTATION
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APPROVED MINUTES

March 25, 1997; 7pm, Wai`anae Community Center

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

GUEST: Resident Manager, Jack Custer; Administrative Manager, Peggy Hoots, Jeffrey Smith, of Engineering Forensics, Hawaii.

ABSENT: Property Manager, Jim Coupland.

CALL TO ORDER: A quorum being present, Ms. Larrabee called the meeting to order at 7:15pm.

APPROVAL OF MINUTES: For February 25, 1997, Mr. Duke motioned to accept the minutes as written. Mr. Silva second the motion. APPROVED 4-0.

REPORTS: **PRESIDENT:** Mr. Bindel resigned from the Board due to the mounting stress of the position. The Board wishes he would stay on longer but must consider his health. The Board appreciates all that Mr. Bindel has done for the plantation and wishes for him good health. He is planning to move to the mainland but will be keeping an eye out on the plantation until then. We will surely miss him.

SECRETARY: We are continuing to work on roof leaks and heat pump problems.

TREASURER: Our delinquencies are very high. We had anticipated some delinquencies and incorporated it into our budget but it is higher than we planned. We are \$11,000 under in maintenance fees collection. Foreclosures are getting better. Reserve input is continuing. We will cut operating expenses first if the budget is short.

DIRECTOR: Mr. Dale Fajardo is our newly elected Board member. He is glad to be a part of the Board and will do his best to insure that we keep our value (of the plantation) up. He is also concerned for the challenges ahead for the Board and the Plantation and will do his best to solve them to the homeowners satisfaction.

SPECIAL GUEST SPEAKER REPORT: Mr. Jeffrey Smith is a Civil Engineer specializing in paving surfaces. Has made a preliminary report on our pavement surfaces and an approximate cost for the repair and resurface. The report is available at the office. If the Board accepts the proposal, Mr. Smith will provide the technical specifications for repair, resurfacing, and re-coating of our surfaces, will assist in selecting a qualified contractor, will monitor the work to assure compliance with the specifications, and will be the accepting authority for work done for the Board. The Board will be determining the next step to take in the near future.

MVP REGULAR MEETING OF THE BOARD OF DIRECTORS FOR MAR 25, 1997

INTERIM MANAGER: Report is enclosed.

OFFICE MANAGER: Our new phone system will save us \$40 per month but give us more features. For February there were 43 incident reports filed; 48 citations issued of which 21 were curtain violations; 10 cats were picked up; 16 fines issued of which 5 were domestic, 1 vehicle running the gate, 1 stairway violation, 5 were oil violation, 1 for unattended very small children playing in revenue, 1 broken fire extinguisher fine, 2 pet violations; 3,225 visitor passes issued; 958 calls received with one being a crank call; 955 walk in; issued 155 decals; 49 vacationers registered; exchanged 251 rolls of \$10 quarters.

OLD BUSINESS: 1. Civil Engineers report on parking lot paving received and being evaluated.

2. Custodial and Maintenance contract bids are being negotiated with the union.

3. Security evaluation (cameras, etc.) bids are being evaluated.

4. Additional speed bumps for the front gate area have been canceled until further notice.

5. Roof repairs are on going. Call the office if you still have problems.

6. Senate Bill 682 and House Bill 779 will allow associations to collect up to 6 months of maintenance fees when a unit is foreclosed on or the owner goes bankrupt. These bills are beneficial to all associations.

7. Feasibility Study on adding Solar Heating to Heat Pumps. The Resident Manager was authorized to seek proposals for this project.

8. Parking Pass decal changes have been made and are on order.

9. Accident free winner for February is.

NEXT MEETING: Next meeting will be April 22, 1997.

ADJOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL MATTERS AND FINE APPEALS

APPROVED APRIL 22, 1997.

**ALVIN P. SILVA
SECRETARY**