

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: Tuesday, March 26, 1985

PLACE: Rocana Hotel Conference Room

PRESENT: President Hoolae Paoa,
Vice President Charles Loomis,
Asst. Vice President Ron Melchin,
Treasurer Gil Patterson,
Asst. Treasurer Charles Houtchens,
Secretary Linda Powers, and
Asst. Secretary Maybelle Yeomans

EXCUSED: None

BY INVITATION: Resident Manager Wally Sevedra,
Asst. Manager Arthur Keys,
Jeff Crabtree (Paul, Johnson & Alston),
Gerhardt Frohlich (Damon, Key & Brocken),
Andy Kubo & Cliff Wakataki (NM&F),
Owner Tom Powers (88A), and
Owner Robert Houser (29)

CALL TO ORDER: Having a quorum present President Paoa called the meeting to order at 10:35 A.M.

MINUTES:

Vice President Loomis moved and Secretary Powers seconded approving the minutes of the Special Meeting of February 12, 1985, the Regular Meeting of February 19, 1985, and the Special Meeting of February 28, 1985. The motion carried unanimously.

CORRESPONDENCE: None

COMMITTEE REPORTS

A. Rules, Administration and Security. Chairman Powers requested and it was the consensus of the Board that discussion should be deferred to unfinished business.

B. Legal. After Attorney Frohlich reported on the status of the painting case, Asst. Secretary Yeomans moved and Vice President Loomis seconded the Board's directing Legal Committee Chairman Powers to contact State Farm insurance regarding payment of the Association's defense costs. Attorney Frohlich was excused.

After discussion with Attorney Crabtree regarding Certified Management's counterclaim, it was the consensus of the Board that this matter be taken under advisement and deferred to a later date. Attorney Crabtree was excused.

After discussion concerning the discrepancy between the amount of money reported to the Board as being in Bank of Honolulu and the amount actually received by the Association, it was the consensus of the Board that Chairman Powers be directed to contact Attorney Tamanaha and report his findings to the Board at the next regular meeting.

MANAGING AGENT'S REPORT:

Cliff Wakataki reported that although the delinquency list given to the Board indicated that certain owners had been mailed second delinquency letters, those notices had not yet been mailed to all those listed and that NM&F was still working on it. He also clarified several items on the Receipts and Disbursements Statement that Board members had questioned.

TREASURER'S REPORT:

Treasurer Patterson reported that an additional \$4,000 had been paid on our delinquent water and sewer bill, bringing the total owed down to about \$19,000. He further reported that our delinquencies are running about \$10,000 beyond the 5% budgeted. Treasurer Patterson then reported that the Association had received a bill from NM&F for computer costs for doing our payroll and pointed out that the payroll is part of their contract. Cliff Wakataki said that he would research this matter and report back.

RESIDENT MANAGER'S REPORT:

Attached to these minutes and becoming a part hereof is the Resident

Manager's report.

UNFINISHED BUSINESS:

A. Ratify Phone Vote to Depose John Santiago. It was the consensus of the Board that this matter be deferred until Legal Chairman Powers reports back with State Farm's response.

B. Roof Repairs. Secretary Powers reported that Workers Compensation Coverage for Association employees working on the roofs will cost \$49 per \$100 of payroll.

C. Board Proxies. Asst. Secretary Yeomans moved the Board reconsider its earlier passage of a motion restricting the use of the Board's proxies only to determine quorum. Treasurer Patterson seconded. After discussion where President Paea reported that the Board has a legal responsibility to vote those proxies, the motion carried unanimously.

D. Cumulative Voting. Asst. Vice President Melchin moved that cumulative voting be in force at the annual meeting March 28, 1985. Treasurer Patterson seconded. After discussion, the vote was as follows: Vice President Loomis, Asst. Vice President Melchin and Treasurer Patterson - Aye. Secretary Powers - No.

E. Fiscal Policy.

1. Delinquencies. Vice President Loomis moved and Asst. Treasurer Houtchens seconded the Treasurer's investigating disputed delinquencies and making such allowances as can be documented. The motion passed unanimously.

2. Gas Bill. Secretary Powers moved and Asst. Treasurer Houtchens seconded using the money in the Central Pacific Bank account to pay part of the Association's outstanding gas bill.

3. Attorney for Collections. Treasurer Patterson introduced a proposal from Lau & Durham for the collection of delinquent accounts. It was the consensus of the Board that Treasurer Patterson be directed to give them a try.

4. Secretary Powers reported that an owner had suggested that the Board consider retaining guards as independent contractors. It was the consensus of the Board that this matter be deferred to a later date.

F. Car Repair Reimbursements. Asst. Treasurer Houtchens moved and Asst. Vice President Melchin seconded reimbursing for expenses the owner and tenant whose cars had been towed off the property, towed back and damaged in the meantime. After discussion the motion passed unanimously.

G. Liability Insurance. President Paea reported that our insurance will cover HCC's people on our property.

NEW BUSINESS:

A. Roof Repair Reimbursement. Secretary Powers introduced a letter from James Williams (105C) requesting reimbursement for replacement of the roof in 1981. It was the consensus of the Board that this matter be deferred until further research could be done.

B. Termites. Resident Manager Sevedra reported that termites had been found in furniture in apartment 100A. After discussion it was the consensus of the Board that Asst. Treasurer Houtchens examine the building for termite damage and report at the next meeting.

NEXT MEETING:

The next meeting of the Board of Directors will be held on March 28, 1985 at 11:00 AM at the Sheraton Makaha Resort Coffee Shop.

ADJOURNMENT:

Having no further business to review and hearing no objections, at 2:05 P.M. President Paea adjourned the meeting.

Respectfully submitted,



LINDA POWERS
Secretary
Board of Directors