

ASSOCIATION OF APARTMENT OWNERS - MAKAHA VALLEY PLANTATION

MINUTES - Board of Directors Meeting

Date: March 26, 1990.

Place: Makua Room, Sheraton Makaha Resort

Present: Charles Houtchens, Blythe Thomas, Loretta McDaniel, Sandy Grant

Excused Tom Youngblood

By Invitation: Marie Calder, Management Executive, Hawaiiana Management Co.; Ron Wallwork, Resident Manager; James Morrow, Director of Security; Betty Thomas-181A; M/M Cliff Weber-163A; M/M R. Duelllette-81C; Robt. Houser-29; M/M Frank Sherry-76C; M/M John Kauffman-127A; Tom Powers-88A; M/M Michael Freitas-120A.

At 7:00 PM, a quorum was not present, and President Houtchens called for a recess not to exceed 15 minutes to allow other members to arrive.

A quorum being present, President Houtchens opened the meeting at 7:05 PM

The Minutes of the Meeting of February 24th, were approved unanimously.

Correspondence

- 1) John Morris, Condominium Specialist, Real Estate Commission, re Condorama - Moved to New Business
- 2) Randall Ha, General Manager, Sheraton Makaha Resort in response to a letter from MVP requesting retention of the Pikake Cafe. Mr. Ha advised they will be using the Kaala Dining Room in place. Information only.
- 3) Letter of response to M/M Janssen re Ms Swinney. Information only.
- 4) Letter of response to Ms Hanson re Ms Swinney. Information only.
- 5) Great American Insurance Companies re renewal of Insurance. Requested Ms Calder to put out bids for our Insurance Coverage.
- 6) Daniel J. Sullivan, CPA - Auditor - to New Business

Reports

Reports of President Houtchens, Secretary Thomas and Treasurer McDaniel are attached.

Unfinished Business

- 1) Parking Fee Increases - after discussion, it was agreed to hold this over till the April Meeting.
- 2) House Rule Changes - House Rule changes prepared by Attorney Gail Nakatani and assembled by Secretary Thomas had been distributed to the Board prior to the Meeting for their perusal. These rules changes became necessary mostly due to the new Federal Fair Housing Act which came into effect in March 1989. The Board approved the changes unanimously.

New Business

- 1) Request from Jeanette Ka'ipo, resident of Hale Mololokai - had accident and has bad back. Requested permission to enter Hale Mololokai by way of our entrance. Board agreed that our agreement with the Yee family would prohibit this.
- 2) Accident-Free Days winner for February was Paul Bailey. As this was his second win, Paul cannot be entered for one year. Also, all the Security Staff will be entered effective April 1.

- 3) Computer and
- 4) Fax Unit. It was agreed that the Front Office should not be expected to operate without a computer and Fax unit. Secretary Thomas advised he had asked Mrs. Kathy Dittmore of Makakilo, an expert computer instructress, to come out to the Office and check with Mrs. Souza. She reported that an Apple Iigs would be excellent for the information required. Moved by Secretary Thomas that we purchase a computer at a maximum of \$3500 (including setup requirements) and a fax unit at a maximum of \$1200. Passed unanimously.
- 5) Power Pruner - Moved by Loretta McDaniel that we try to get a second price if such is possible. Passed unanimously. Resident Manager Wallwork to try to do so and have price for next meeting.
- 6) Units 13B and 104C - both have construction problems, for which the Association is liable. The estimate for repair of 104C was \$650.00 and 13B was \$1500.00. Further estimates are to be received.
- 7) Stack Water Valves - The stack water valves have deteriorated badly, and now may break in either the open or shut positions. There is a total of 388 valves for the stacks. Bids for replacing these valves were -Durante & Sons \$21,736 and from Emerald Isle Plumbing for \$13,557. Both bids included tax. Moved by Loretta McDaniel that we accept the proposal of Emerald Isle Plumbing. Carried unanimously.
- 8) During the time that Burns International Security served us, one of our (Motorola) radios and two flashlights disappeared. Reports of these problems were forwarded to Burns. It was agreed that Secretary Thomas will write to Burns to find out what they can do about it - otherwise their last payment will be held until the problem is straightened out.
- 9) Real Estate Commission, Condominium Specialist. Letter advising of "Condorama" - an Educational Program - being sponsored by the Real Estate Commission and Community Associations Institute on May 5th. Attendance by Board Members are considered legitimate expenses of the Association. Other owners wishing to attend may do so on payment of a \$20.00 fee. Moved by Blythe Thomas that members of the Board who wish to go may do so at Association expense. Carried unanimously. Members to advise the Secretary in order that he may get their names in before April 25.
- 10) Daniel J. Sullivan, CPA - Mr. Sullivan wished to do our Annual Audit for 1990 at a total cost of \$1045.00, including the Surprise Cash Confirmation. Moved by Blythe Thomas that we accept Mr. Sullivan's offer to do our Annual Audit. Carried unanimously.
- 11) John Kauffman, 127-A volunteered to Chair the Grounds Committee, and Margaret (Maggie) Weber, 163-A agreed to assist him. President Houtchens advised Mr. Kauffman if he needed further assistance and could get other volunteers, that he should do so.

The Board went into Executive Session at 8:50 PM to discuss on-going litigation and personell problems.

Meeting resumed at 9:16 PM.

Meeting adjourned at 9:18 PM.

W. Blythe Thomas, Secretary.

PRESIDENT'S REPORT - MARCH 1990

Concerning the old pickup truck, we ran ads at the cost of \$65.00 with no response. After speaking to the employees, no one really wanted it. However, we now feel we were quite lucky to sell it for \$25.00 to one of the employees. We received \$387.00 refund on the insurance.

Again, I'd like to report that we've been working with the gardeners. At the present time we have approximately 1200 various plants and bushes under propagation. They're really beginning to look good - take a trip down to the nursery and see for yourself.

It is my opinion that we should take a very close look at using the \$5000.00 we received from the Yee family towards surveying and installing a fence between our property and Hale Molokai. Many of these people are using our facilities such as our pools and entry. Some of them are receiving guests by using a name in the Plantation who authorizes their entry, and then they go to Hale Molokai.

SECRETARY'S REPORT - JANUARY 1990

It was with sincere pride and pleasure that I attended the 1990 Annual Meeting of this Association. Thanks is due to many people - Richard Gilbert and his staff at the Sheraton Makaha, who did a super setup. To Steve Glanstein, our Parliamentarian, whose advice saved us a lot of time and trouble. To Marie Calder and all the great people from Hawaiiana Management, who made the sign-in, the tallying and all the rest go so smoothly. Most importantly to the owners themselves, who had sufficient interest in the Association to attend, or send their proxies. I have received nothing but compliments on the way the whole meeting was handled.

I would like to congratulate the three returning members of the Board - Sandy Grant, Tom Youngblood and Charles Houtchens. Contrary to a certain prediction, we did not all agree during the 1989 year. But we did listen to the others, and on the whole, I'm pleased with the way we worked and cooperated. I'm sure that this year is going to be difficult - there are still many things to do. And we may well not be able to stay within our budget unless we can come up with some way to increase our cash flow. But I foresee that we will do a good job for those who elected us.

W. Blythe Thomas, Secretary.

TREASURER'S REPORT - FEBRUARY 90

Total Receipts for February 1990.....	\$ 115,253.83
Total Operating Expenses for February 1990.....	95,701.63
Total Association Surplus.....	29,120.20
Total Association Reserves.....	173,044.18

Loretta McDaniel, Treasurer.

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Present: Charles Houtchens, Blythe Thomas, Loretta McDaniel, Tom Youngblood, Sandy Grant.

By Invitation: Marie Calder, Management Executive, Hawaiiana Management Co.: Ron Wallwork, Resident Manager: Betty Thomas-181A: Ms. Ruth Swinney-118A.

A quorum being present, President Houtchens opened the meeting at 8:15 AM

The Minutes of the Meeting of January 23rd, were approved unanimously.

Correspondence

Janssen 124-A - Letter from M/M Janssen protested the lawsuit against Ms Swinney. Secretary to respond.

Hanson-59-C - Letter from Ms Hanson protested the lawsuit against Ms Swinney. Secretary to respond.

Coulter-125-C - Parking space belonging to this unit was rented in error - has since been cleared up.

Coll-Burns International Security - Reference to Burns' actions regarding Captain James Morrow.

Reports

There were no reports.

Unfinished Business

Common Expenses: Prior Late Charges - Use of this method (per previous resolution) to ensure collection of late fees and other fees per HRS Section 514A-15.1 effective April 1, 1990 was ratified. Copy of this information to be mailed to all owners within the next few weeks.

New Business

Burns Security - Last day to be March 23rd - telephone vote on this matter ratified by Board unanimously (Mrs. McDaniel declared conflict of interest).

Accident Free Days - Winner for January 1990 was Milton Watts

Christmas Party - 1990. Secretary Thomas advised that he had made a tentative arrangement for the Employees Christmas Party to be held at the Pikake Cafe at the Sheraton Makaha Resort on Saturday, December 15th. Moved by Loretta McDaniel that we complete arrangements for the Employees Christmas Party for December 15, 1990, at the Pikake Cafe, Sheraton Makaha Resort, and that we set aside \$2000 to cover the expenses. Approved unanimously.

Ratification of the telephone vote to spend approximately \$1100 for the Annual Meeting at the Sheraton Makaha was approved unanimously.

Ratification of the telephone vote re the appointment of Ms Emerald Souza to the position of Assistant Manager was approved unanimously.

Ratification of the telephone vote to change from O'ahu Refuse to Ilima Refuse effective April 1st was approved unanimously.

Board went into Executive Session at 8:35 AM to discuss on-going litigation.

Meeting resumed at 8:47AM

Meeting adjourned at 8:48 AM.

W. Blythe Thomas, Secretary.