

# ASSOCIATION OF APARTMENT OWNERS MAKAHA VALLEY PLANTATION

## MINUTES - Board of Directors Meeting

**Date:** March 26, 1991

**Place:** Makua Room, Sheraton Makaha Resort

**Present:** Charles Houtchens, Tom Youngblood, Blythe Thomas, Sandy Grant

**Excused:** Virginia Eskola

**By Invitation:** Marie Calder-Clayton, Senior Management Executive, Hawaiiana Management Co.; Ron Wallwork, Resident Manager; Emerald Souza, Assistant Manager; Betty Thomas - 181A; George Huffman - 53C; M/M Dick O'Donnell - 196-A; Loretta McDaniel - 182-A; Gil Patterson - 69C; Tom Powers - 88A.

A quorum being present, President Houtchens called the meeting to order at 7:00 PM.

The Minutes of the meeting of February 23 were approved unanimously as distributed.

Guest Speaker, Clai Carlton, Hawaii Environmental Transfer, was not on hand.

### Correspondence

- 1) Rainbow Roof Maintenance - moved to Unfinished Business
- 2) Insurance Factors - Agent Horner - Information Only
- 3) Akahi Services - moved to New Business
- 4) Delta Construction - re closing of Kili Drive - Information Only
- 5) Two letters re Unit 179-A - President Houtchens arranging to forward information to the Association Attorney.

### Reports of the Officers

Reports of President Houtchens, Treasurer Eskola, Resident Manager Wallwork and Recycling Committee Chairperson Ann Camit are attached. Secretary Thomas did not have a written report, but he did advise the Members that Treasurer Eskola was not available due to a sudden and serious illness of her daughter on the Mainland.

### Unfinished Business

- 1) Rainbow Roof Maintenance - letter advised that when bid was put in, the contractor erred in bidding on price of maintenance - letter requested an additional \$50.00 per building per year for the next five years. There was considerable discussion by the Board Members and with the owners in attendance. Moved by Blythe Thomas that Mr. Maero be requested to attend the next meeting to explain his request for additional monies. Carried unanimously.

## zNew Business

- 1) Accident-Free Days Winner for February 1991 was Toma Samoa.
- 2) The Board ratified a telephone vote re the purchase of 4 additional radios for Security. These are Motorola radios costing approximately \$600 each including charger. Carried unanimously.
- 3) Moved by Blythe Thomas that the Resident Manager be empowered to purchase a 5-pound ham for each of the employees for Easter, cost not to exceed \$10 per ham. Carried unanimously.
- 4) Akahi Landscaping - Letter from Guy Hogue, President, proposing new contract for 1991-1992, requesting 6% increase. (Reports had to increase wages to staff as Towers had tried to hire these people, also increased costs of petroleum products such as fertilizers). Moved by Tom Youngblood that we accept Akahi Services request for 6% increase and that we sign the contract effective April 1, 1991. Carried unanimously.

The Board went into Executive Session at 8:35 PM to discuss Personnel problems.

The meeting resumed at 9:10 PM.

The Meeting adjourned at 9:15 PM.

## Report of the President

March 1991

Following the Annual Meeting, the Officers met and decided on the following for 1991 -

Charles Houtchens  
Tom Youngblood  
Blythe Thomas  
Virginia Eskola  
Sandy Grant

Director and President  
Director and Vice-President  
Director and Secretary  
Director and Treasurer  
Director

During the Annual Meeting, I spoke very briefly on the charges for disposal of refuse, the price of which had escalated from \$2100 to \$6200 per month. This, of course, once it was noticed became quite a bone of contention. Since that time, Mr. Thomas, Mr. Wallwork and I have been meeting regularly with two different disposal companies. We had a discussion with the owner of Ilima, (our present refuse operator), and she explained to our satisfaction the reasons for the increases, basically the difference in the size of containers and the increase forced on all of us by the city. As of last Thursday and Friday, we had meetings with both Ilima and Alii and we now have a contract proposal from Ilima for \$4188.15, including tax, and a guarantee that the price will not be increased for one year regardless of any increase by the city. The best price we have had from Alii so far, is \$5203.29. We have advised both companies that the best contract will be signed on March 27th, at 12:30 PM.

The parking revenue for February was \$4057.25. As of March 15th, we had received \$3641.75.

Thanks to Mr. Thomas, the Minutes of the Annual Meeting, along with corrections, have now been approved by the committee and are presently being copied and will be distributed to all owners, at the earliest possible date.

We have signed a contract with Mr. Daniel Sullivan again this year to perform both our regular audit and a surprise audit, as required by State Law.

The Board is pleased to inform you that Rainbow Roof Maintenance Co. has completed the first and the largest phase of their contract. I feel very pleased with their work - I made several inspections by going up onto the roofs myself. The other five phases will be one year at a time, with an inspection twice a year. Any leaks encountered at any time will be repaired immediately. The only problem I have is with their charge for these last phases which were indicated in the letter read by Mr. Thomas. This increase will bring the total cost up to approximately the same amount as the bid from the other company. This will be discussed later tonight.

Charles Houtchens, President.

## TREASURER'S REPORT - February, 1991

Total Receipts for February, 1991		\$ 114,745.21
Operating Expenses February, 1991	92,579.75	
Major Improvements February, 1991	0.00	
Total Operating Expenses for February, 1991		92,579.75
Total Operating Surplus/(Deficit)		22,165.46
Total Association Cash & Reserves		204,387.33

Virginia Eskola, Treasurer.

## Report of the Resident Manager

March 1991

### A - Buildings

1) As the President reported, the repair work on the roofs has been completed. I believe notices should be sent out to the residents requesting that they report any kind of leaks immediately to the M. V. P. Office. The rains we've had this past weeks has been a pretty good test. Up to now, only 3 roof leaks and 2 lanai leaks have been reported and we're in the process of repairing these now.

2) We now have two different people working on interior repairs and we are trying to clear up all the units

## B - Equipment

1) The Jacuzzi at the Fun 'N' Sun Pool has been completely re-fiber- glassed and tiled and looks beautiful. I would really like to see the other two pools look the same. By the way, the price for the jacuzzi was only \$3400.00 and we have a 15-year guarantee.

2) The new pool furniture at the quiet pool really gives the Plantation the "Resort-Look" - in the coming months we will begin furnishing the Sun 'N' Fun Pool the same kind of equipment.

Ron Wallwork,  
Resident Manager.

## Report of the Recycling Committee

March 1991

(Ms Camit was unable to attend the meeting and sent the following:)

I'm sorry that I could not attend your meeting. I received a new job and haven't been around in order to find out when the meeting would take place.

I called around to several recycling centers and received very little cooperation from them. Most companies only do cans, newspapers and other things which provide high income. They wouldn't come out to Waianae unless there was a large load. This didn't seem to meet our needs. However, one man did get me in touch with the Recycling Hotline. I am now trying to get in touch with them for information.

The letter you gave me from HET seemed encouraging. (They wouldn't give me information over the phone.) I am a little worried about their Shared Savings Plan; we definitely need more information. I understand from the letter that only the manager can request it from HET. (See Page 2.) I will talk to the people at Recycle Hotline about HET and any other options to us.

Once again, I'm sorry that I couldn't come to your meeting. Please let me know what your thoughts are concerning these latest developments.

Mrs. L. (Ann) Camit.