

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

AGENDA

March 28, 1995; 7pm, Wai`anae Satellite City Hall

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

GUEST: Property Manager, Jim Coupland; Assistant Manager, Emerald Souza; Administrative Assistant, Peggy Hoots.

CALL TO ORDER:

APPROVAL OF MINUTES: January 24, 1995.

CORRESPONDENCE: 1. Letter from 129C, Vehical damage.
2. Letter from 062C, Stairs and landing damage.
3. Letter from 121C, Grounds in bad shape.

REPORTS: PRESIDENT: Selection/Approval of new Resident Manager.

VICE-PRESIDENT:

SECRETARY:

TREASURER:

DIRECTOR:

PROPERTY MANAGER:

SECURITY:

COMMITTEES: 1. Air Conditioner
2. Neighborhood Security Watch

OLD BUSINESS: 1. Allowing leashed pets on common area (House Rule H-3)
2. Unit 185-A termite bids.
3. Fines/priority payments.

NEW BUSINESS: 1. New sign to alert residents and guest of children playing.
2. Update wording of house rules concerning lanai(s) (D-3).
3. Proposal to partially fence around basketball / volleyball court.
4. New signs for pool areas.
5. Apply Non-Skid to steps of quiet pool.
6. Ratify Jacuzzi resurfacing.
7. Accident Free Drawing: January winner is Susanna Kaopua. No drawing in February due to employee injury.

NEXT MEETING: April 25, 1995; 7pm, Wai`anae Satellite City Hall.

MINUTES OF THE ORGANIZATIONAL MEETING
OF THE BOARD OF DIRECTORS
OF MAKAHA VALLEY PLANTATION
MARCH 18, 1995

CALL TO ORDER

The Organizational Meeting of the Board of Directors of Makaha Valley Plantation was called to order by The Chair at 12:08 p.m.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Wayne Thompson Cecil Bindel
David Duke Bette Larrabee
Alvin Silva

Present by Invitation: Jim Coupland, Management Executive, Hawaiiana Management Co.
Charla Trevenen, Recording Secretary

ELECTION OF OFFICERS

The following Directors were elected as Officers of the Board:

Wayne Thompson, President
Alvin Silva, Secretary

Cecil Bindel, Vice President
David Duke, Treasurer

DATE, TIME AND PLACE OF NEXT MEETING

The next Board of Directors' meeting was scheduled for Tuesday, March 28, 1995.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 12:15 p.m.

Respectfully submitted:


Charla Trevenen
Recording Secretary

#074

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MINUTES

March 28, 1995; 7pm, Wai`anae Satellite City Hall

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

GUEST: Administrative Assistant, Peggy Hoots.

ABSENT: Property Manager, Jim Coupland and Assistant Resident Manager, Emerald Souza, excused due to previous commitments.

CALL TO ORDER:

APPROVAL OF MINUTES: January 24, 1995 with the addition of Peggy Hoots being present. APPROVED

CORRESPONDENCE:

1. Letter from 129C, Vehicle damage. Since no one witnessed the damage, MVP does not assume any responsibility for the damage. Estimated repair is less than \$500.

2. Letter from 062C, Stairs and landing damage. As of this meeting, the damage has been repaired. All steps are being worked on. Repairs will take time because of removing the old finish before resurfacing, working around the weather and other priorities.

3. Letter from 121C, Grounds in bad shape. K-Kap has not done a satisfactory job in taking care of our grounds. They will be given a thirty day notice to improve service or the contract will be canceled. The new resident manager will be working closely with K-Kap to improve the area.

REPORTS:

PRESIDENT: Thomas Lauro is our new resident manager and he will be starting April 1st. He has very good experience and a lot of references so he will be very helpful for MVP.

SECRETARY: Suggested standardizing agenda and minutes format. APPROVED

MVP REGULAR MEETING OF THE BOARD OF DIRECTORS, MARCH 28, 1995

TREASURER: Financial statement looks good but we must continue to work toward our lump sum insurance payment of \$100,000 due in June. If everything goes as planned, we should have the money with out touching our reserves.

Special assessments have been collected except for about \$4000. These charges are continuing to be pursued.

DIRECTOR: Miss. Betty Larrabee thanked homeowners for voting her to the board at the last annual meeting. Suggested residents give new board and resident manager time to work on improving MVP and any suggestions would be welcomed.

SECURITY: A list of eight units are on an automatic fine list if any domestic is called on them. More residents are paying their fines than before. Security will stay at the pools during heavy use to keep violations down to a minimum.

COMMITTEES:

1. **Neighborhood Security Watch:** Meetings are on Wednesday evenings, 7pm, all are welcome. Call 695-8157 for location. It was suggested that the Neighborhood Watch assist security in watching the pools. They would need a lot more volunteers to do that but they are not authorized to correct or issue citations.

OLD BUSINESS:

1. Allowing leashed pets on common areas (House Rule H-3). Mr. Morris suggested checking with our insurance carrier on the liability of allowing pets on common areas. Pet owners may have to be required to carry extra liability. **OPEN**

2. Unit 185-A termite bids. Liability of termite damage not determinable but for the protection of the common structure, a **MOTION** to treat the area for termites, inside and outside not to exceed \$1768. **APPROVED**

3. Fines/priority payments. **MOTION** to add fines to priority payment plan starting May 1st with the appropriate notification of all home owners. **APPROVED**

MVP REGULAR MEETING OF THE BOARD OF DIRECTORS, MARCH 28, 1995

NEW BUSINESS:

1. New signs to alert residents and guest of children playing. MOTION to purchase the appropriate amount of signs needed to protect the association from liability. APPROVED
2. Update wording of house rules concerning lanai(s) (D-3). Opened to discussion on the floor. Consensus was to keep house rule D-3 as is and have security be more consistent in handing out fines. A lot of home owners are in violation of house rule D-3 and it may irritate a lot of people if security followed the house rule to the 'T'. Tabled for more research. OPEN
3. Proposal to partially fence around basketball / volleyball court. Will be studied further as to cost and the acceptance of a fence. OPEN
4. New signs for pool areas. Will be project for new resident manager. OPEN
5. Apply Non-Skid to steps of quiet pool. Waiting for cost estimates. OPEN
6. Ratify Jacuzzi resurfacing. MOTION to approve spending \$3000 to resurface the jacuzzi at the quiet pool with 25 year guarantee. APPROVED
7. Accident Free Drawing: January winner is Susanna Kaopua. No drawing in February due to employee injury.

NEXT MEETING: April 25, 1995; 7pm, Wai`anae Satellite City Hall.

ADJOURNED AT 9:00PM

MINUTES APPROVED APRIL 25, 1995


ALVIN P. SILVA

SECRETARY