

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
TUESDAY, MARCH 28, 2000
7:00 P.M., WAIANAE SATELLITE CITY HALL

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:02 p.m., by President Larrabee.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Bette Larrabee Alvin Silva (Arr. 7:11 p.m.)
 Greg Sokolowski Bobbie Castro
 David Duke

Present by Invitation or as Guests: Peggy Hoots, Manager
 Jim Coupland, Hawaiiana Management Co., Ltd.
 Jeff Smith, Engineering Forensics, Hawaii (Arr. 7:07 p.m.) (Dptd. 9:00 p.m.)

HOMEOWNER'S FORUM

A variety of issues were discussed with the owners present.

SECURITY REPORT

The Manager presented the Security Report, providing a number of statistics. Included was the total visitor count to date, which stood at 3826.

APPROVE MINUTES

- A. The minutes of the February 22, 2000, Board meeting were approved as corrected, following a motion to approve by Director Castro, a second by Treasurer Duke. The motion passed unanimously.
- B. There being no corrections or changes, the minutes of the March 11, 2000, Annual Meeting and Organizational Meeting were approved as presented, following a motion to approve by Treasurer Duke, a second by Vice President Sokolowski and a unanimous vote to approve.

MINUTES OF THE BOARD OF DIRECTORS' MEETING
MAKAHA VALLEY PLANTATION
MARCH 28, 2000
PAGE 2

TREASURER'S REPORT

- A. Treasurer Duke stated that the Reserves were at approximately \$1,500,000.00.
- B. Delinquency Report – The Delinquency Report was distributed by the Management Executive prior to the meeting. Any actions by the Board were deferred to Executive Session.

MANAGEMENT EXECUTIVE REPORT

The Management Executive stated this would be covered during each agenda item.

MANAGER'S REPORT

The Manager's Report was submitted prior to the meeting. A copy of this report is on file in the Manager's Office and Hawaiiana Management Company, Ltd.

UNFINISHED BUSINESS

- A. Renovation Project Status – Engineering Forensics, Hawaii – Jeff Smith, Engineering Forensics, Hawaii reported the project is 90% complete. Shioi Construction is working the 757 area punchlist. The balcony problems have not been checked as yet, but Engineering Forensics, Hawaii will do so.
 - 1. Shioi Construction Invoice – Treasurer Duke moved to approve payment of the Shioi Construction Invoice for \$865,371.00. Director Castro seconded the motion. The motion passed unanimously.
 - 2. Driveway/Parking Striping Cancellation – Director Castro moved to ratify the Board's previous decision not to approve Shioi Construction striping all the rest of the parking areas. Vice President Sokolowski seconded the motion. The motion passed unanimously.
 - 3. Stairwell, 1st Landing Painting Change Order – Director Castro moved to ratify the Board's previous decision not to accept the Change Order for stripping and repainting the steps and 1st landings. Treasurer Duke seconded the motion. The motion passed unanimously.

MINUTES OF THE BOARD OF DIRECTORS' MEETING
MAKAHA VALLEY PLANTATION
MARCH 28, 2000
PAGE 3

UNFINISHED BUSINESS, Cont.

4. Gutter – Extension/Elbows – Treasurer Duke moved to approve the Change Order to extend the downspouts with 90° elbows, into the French Drains, at a total cost of \$4,186.00. Director Castro seconded the motion. The motion passed unanimously.
 5. Shioi Construction Completion Date Change – Tabled as it is not required.
 6. Windows Sill Flashing – Director Castro moved to have Burns in-house maintenance personnel check these sills and repair as necessary. Treasurer Duke seconded the motion. The motion passed unanimously.
- B. Temp Hire Maintenance Workers – Termination Date – Treasurer Duke moved to extend their employment three months. Director Castro seconded the motion. The motion passed unanimously.
- C. Wash Houses
1. Enlarging Interiors of 4/9 Wash Houses – Engineering Forensics, Hawaii Proposal – Treasurer Duke moved to authorize Engineering Forensics, Hawaii to develop plans to modify 9 wash houses and to determine electrical and mechanical needs, for \$18,740.00. Director Castro seconded the motion, which then passed unanimously.
 2. Addition Hot Water Capability for 4 Wash Houses – Deferred for further study.
- D. Vegetation Design for 757 Area – Rick Quinn Proposal - Director Castro moved to accept the Rick Quinn proposal for \$4,550.00, plus tax, to design the vegetation for the 757 area. Vice President Sokolowski seconded the motion. The motion passed unanimously. Jeff Smith, Engineering Forensics, Hawaii offered the Association paid for AUTOCAD to Rick Quinn for his use.
- E. Oceanic Cable – Request to Install Remaining Cables – By unanimous consent the Board desires that the cables run to the nearest corner or alongside the building edge. The Board decreed there is to be no molding and the gutters should be used to hide the cables where appropriate.

MINUTES OF THE BOARD OF DIRECTORS' MEETING
MAKAHA VALLEY PLANTATION
MARCH 28, 2000
PAGE 4

NEW BUSINESS

- A. Letter from Owner 181B on Interior Water Damage – The Board is waiting on feedback from Engineering Forensics, Hawaii. If this is not definitive, the Association Attorney will be consulted.
- B. Washer/Dryer Contract Solicitation – Treasurer Duke moved to have the Management Executive solicit bids for a contract to provide and maintain the washer/dryers for the Association. Vice President Sokolowski seconded the motion. The motion passed unanimously.
- C. Front Gate Sign – Place on next Agenda.

EXECUTIVE SESSION

The Board adjourned to Executive Session to review legal cases at 8:30 p.m.

The Board reconvened to the Regular Board meeting at 9:28 p.m.

The results of the Executive Session are as follows:

1. Shioi Construction Change Order 2 was approved and signed.
2. Shioi Construction Change Order 3 was approved and signed.

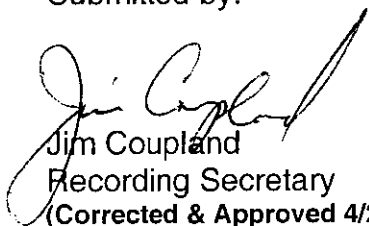
DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Tuesday, April 25, 2000, at 7:00 p.m., Waianae Satellite City Hall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:29 p.m.

Submitted by:


Jim Coupland
Recording Secretary
(Corrected & Approved 4/25/00)

Approved by:



MAKAHA VALLEY PLANTATION
BOARD OF DIRECTORS' MEETING
TUESDAY, MARCH 28, 2000 – 7:00 P.M.

A G E N D A

- I. CALL TO ORDER
- II. ESTABLISH A QUORUM
- III. HOMEOWNER'S FORUM
- IV. SECURITY REPORT
- V. COMMITTEE REPORT – As Required
- VI. APPROVE THE FOLLOWING MINUTES
 - A. February 22, 2000 Board Meeting
 - B. March 11, 2000 Annual Meeting
 - C. March 11, 2000 Organizational Meeting
- VII. TREASURER'S REPORT
 - A. Delinquency Report – EXECUTIVE SESSION
- VIII. MANAGEMENT EXECUTIVE REPORT
- IX. MANAGER'S REPORT
- X. UNFINISHED BUSINESS
 - A. Renovation Project - Status – Engineering Forensics
 - 1. Shioi Invoice Resolution
 - 2. Driveway/Parking Striping Cancellation – Ratify Decision
 - 3. Stairwell, 1st Landing Painting Issue
 - 4. Gutter Extension/Elbows
 - 5. Shioi Completion Date
 - 6. Window Sill Flashing
 - B. Temp Hire Maintenance Workers – Termination Date
 - C. Wash Houses
 - 1. Stretching of 4/9 – Engineering Forensics, Hawaii - Proposal
 - 2. Additional Hot Water Capability – 4 Wash Houses
 - A. Heat Pumps
 - B. Fast Recovery Gas Hot Water Heaters
 - D. Vegetation Design – Rick Quinn Proposal
- XI. NEW BUSINESS
- XII. EXECUTIVE SESSION (As Required)
- XIII. DATE, TIME AND PLACE OF NEXT MEETING
Tuesday, April 25, 2000, 7:00 p.m., Waianae Satellite City Hall
- XIV. ADJOURNMENT