

AOAO MAKAHA VALLEY PLANTATION

ANNUAL MEETING OF ASSOCIATION OF APARTMENT OWNERS

March 29, 1984

Sheraton Makaha Resort

The annual meeting was called to order at 8:15 PM by President, Approved  
H.H.F. Corrections

Hoolae Papa

Certified Management was taking minutes by recording.

The Certificate of Mailing was read by the Property Manager, Mr. Whalen.

The minutes of the March 31, 1983 meeting were approved by general consent as written.

The Managing Agent's report was given, and a motion to approve the auditor's report for the year ending December 31, 1983 was passed by general consent.

ELECTION OF DIRECTORS.

The Chairman explained that the Association needed to elect two Directors to a two year term of office to fill the vacancies caused by the expired terms of Helen Hammond and Hoolae Papa. They also needed to elect one Director for a one year term of office arising from Helen DeAngelo's resignation. He invited nominations. The following were nominated: Ron Melchin, Hoolae Papa, Linda Powers and Helen Hammond.

The Chairman invited the nominees to speak for three minutes each, to be followed by a question period from Association members. This was done.

The Chairman asked for three volunteers to act as election inspectors. Helen DeAngelo, ~~Peggy Smith~~ and David Johnson were appointed as election inspectors by general consent. Nel Kaopua

The Chairman explained that voting would be carried out in accordance with the By-Laws and that counting of votes would be undertaken by a staff from Certified Management.

The ballot was taken and a short recess was taken while the votes were counted.

The Chairman asked for and received from the election inspectors certification of the election results.

The Chairman reminded the Association that 56.242% of the votes were by proxy and then announced that Hoolae Papa and Ron Melchin had been elected to a two year term on the Board and Linda Powers had been elected to a one year term.

UNFINISHED BUSINESS.

No unfinished business was brought before this meeting held over from last year's Annual Meeting.

NEW BUSINESS.

The following motion was adopted unanimously:

"Be it resolved that all excess assessments not used to pay expenses in the current fiscal year shall be carried forward and applied against expenses in the following fiscal year."

A motion was proposed on behalf of the Board that Certified Management be retained on an annual basis. The result was For - 16.1849%. Against - 51.3181%. The motion accordingly was lost.

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The Chairman assured the membership that Certified Management had Approved Corrections agreed to manage the Association on a month to month basis.

A motion was proposed by the Board that the Association approve the retention of Certified Management on a monthly basis until a nine (9) member Board has been approved. Point of order was raised that this motion was out of order. The Chair ruled the motion was in order and the point was not well taken. Upon appeal by Robert Gordon, the Chair was reversed and the motion was out of order.

Edna Henry, Homeowner spoke about improving the entrance to ~~Makaha Valley Plantation~~ her building.

Bunny Cisaric, Homeowner, requested that floor vote be taken to retain Certified Management. The Chair ruled that the motion was out of order.

Maxine Melchin moved to adjourn this meeting to vote on a nine (9) member Board. The Chair ruled that the motion was out of order.

Bob Houser moved that the Annual Meeting be adjourned for thirty (30) days to appoint a Managing Agent on an annual basis. The motion was adopted unanimously.

The new Board of Directors were requested to remain for a short organizational meeting of the Board.

There being no objection, the Chairman adjourned the meeting at 11:30 P.M.

GILBERT PATTERSON  
SECRETARY PROTEM  
BOARD OF DIRECTORS  
ADAO MAKAHA VALLEY PLANTATION

Minutes of the Annual Meeting of the Aooa Makaha

Valley Plantation held March 29, 1984

- 1) The meeting was called to order.
- 2) The Certificate of Mailing was read by the Property Manager, Mr. Whalen.
- 3) The reading of the previous minutes was waived, and the minutes as written were approved.
- 4) The Managing Agent's report was given, and a motion to approve the Managing Agent's audit was passed with no objection.
- 5) Election of Directors. The Chairman explained that the Association needed to elect two Directors to a two year term of office to fill the vacancies caused by the expired terms of Helen Hammond and Hoolae Paa. They also needed to elect one Director for a one year term of office arising from Helen D'Angelo's resignation. He invited nominations. The following were nominated, Ron Milchin, Hoolae Paa, Linda Powers and Helen Hammond.

The Chairman invited the nominees to speak for three minutes each, to be followed by a question period from the Association members. This was done.

The Chairman asked for three volunteers to act as election inspectors. Helen D'Angelo, Randy

The Chairman explained that voting would be carried out in accordance with the By-Laws and that counting of votes would be undertaken by staff of Certified Management.

The Chairman asked for approval of the election inspectors.

The ballot was taken and a short recess was taken while the votes were counted.

The Chairman reminded the Association that 56.242% of the votes were by proxy and then announced that Hoolae Paa and Ron Milchin had been elected to a two year term on the Board and Linda Powers had been elected for a one year term.

- 6) The following motion was moved, seconded and carried:

"Be it resolved that all excess assessments not used to pay expenses in the current fiscal year shall be carried forward and applied against expenses in the following fiscal year"

- 7) Managing Agent. There then followed a lengthy discussion concerning the appointment of a Managing Agent. The Association was unable to agree on the terms and conditions of appointment and were unable to agree concerning a Managing Agent.

Following this discussion the Chairman assured the membership that Certified Management had agreed to manage the Association on a month to month basis.

A motion was proposed and seconded that Certified Management be retained on an annual basis. The result was For - 16.1849%, Against - 51.3181%. The motion was accordingly lost.

8) New Business.

- a) Edna Henry, Homeowner spoke about improving the entrance to Makaha Valley Plantation.
- b) Bunny Cesirio, Homeowner, requested that floor vote be taken to retain Certified Management. The Parliamentarian ruled that it would be out of order.
- c) Maxine Milchin moved to adjourn this meeting to vote on a 9 member Board. The Parliamentarian ruled that it would be out of order.
- d) Bob Hausen moved that the Annual Meeting be adjourned for 30 days to appoint a Managing Agent on an annual basis. Seconded, and approved.

The meeting adjourned at 11:30 p.m.

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_

C O N T E N T S

ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS OF THE  
Association of Apartment Owners of MAKAHA VALLEY PLANTATION

Date: Thursday, March 29, 1994

Time: Terrace Room,  
Maneratou Makaha Resort

Participants:  
Director Ronald Melchior,  
Director Hoodie Swain,  
Director Linda Meyers,  
Director Frank Swan, and  
Director Ruth Manning

Attendance: none

Agenda Item: Having a motion presented,  
Chairman Linda Melchior  
Pasa called the meeting to  
order at 1:34 PM.

ELECTION OF OFFICERS:

Director Swain nominated Director Pasa for President, and Director  
Melchior seconded. The motion passed unanimously.

President Pasa nominated Director Swain for Vice-President, and  
Director Melchior seconded. The motion passed unanimously.

CONQUINEMENT:

As to the ratification of the bylaws  
and bylaws amendments of this  
association, all included, President  
Pasa introduced the resolution that  
M. J. Barbara, Judy H. Swain,  
and the Board of Directors, April 5, 1994,  
be approved.

MAKAHA VALLEY PLANTATION

*Linda Pasa*

President  
Association of Apartment  
Owners of Makaha Valley Plantation