

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

APPROVED MINUTES FOR FEBRUARY 1998

March 3, 1998, 7:00 p.m., Wai`anae Community Center

CALL TO ORDER: Ms. Larrabee called the meeting to order at 7:05 p.m.

PRESENT: Bette Larrabee, President; Alvin Silva, Secretary; David Duke, Treasurer; Bobbie Castro, Director.

GUEST: Jim Coupland, Property Manager; Peggy Hoots, Interim Manager; Jeff Smith, Engineering Forensics, Hawaii.

EXCUSED: Dale Fajardo.

REPORTS:

PRESIDENT: Ms. Larrabee mentioned we do not have a quorum for the annual meeting as of this date. We must have at least 50% plus 1 in order to legally have a meeting. She asked the homeowners present if they watch the channel 2 electronic bulletin and every one did. Some information will be streamlined and display time shortened to cut down on the total time to see all the information.

SECRETARY: Appreciation letters will be sent to the Mayor, City Transportation, and Neighborhood Board, to thank them for increasing the bus service to the valley.

TREASURER: Delinquencies are up for February probably due to the Christmas holiday. Some people think the Association cannot foreclose on their unit if they are only delinquent in their maintenance fees. The Association can and has in the past. The more we get into the feasibility studies, the more we know we have no alternative but to do the repairs. Engineers have said if we wait to do the repairs, it will cost us 14 to 18 million dollars. We cannot patch or ignore the problems we have.

PROPERTY MANAGER: Cash flow, delinquencies, By-Law response up-date.

INTERIM MANAGER: Statistics and accident free winner enclosed.

SECURITY: Statistics enclosed.

OLD BUSINESS:

1. Bus route 51A changes were approved by the Neighborhood Board.
2. High pressure sodium light fixtures have been installed in the 574 area. This is temporary until the front gate lighting circuits are relocated to come from the office panel.

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3. Computer system up-grade is in progress. A new computer is on order.
4. Mr. Duke motioned and Ms. Larrabee second to reaffirm the phone vote of the Board to accept the Burns 2 year contract to take over the maintenance and custodial employees of the Plantation for a cost of \$130,137 per year. This will save the Association over \$25,000 for the life of the contract. Approved 4-0

NEW BUSINESS:

1. Mr. Duke motioned and Mr. Silva second to accept the bid from Notkin Inc. for \$37,000 to be our Heat Pump & Solar project Consultant. Approved 4-0
2. Acceptance of Construction Consultant Proposal. Mr. Smith of Engineering Forensics presented an over view of their proposal for building and ground repairs. The board also asked questions concerning the details of their proposal. A second proposal was received from Mike Smith of Smith Hawaii, who is the consultant that did the original evaluation of our various problems. Unfortunately, Mr. Mike Smith did not provide complete information in his proposal.
After Mr. Jeff Smith left the area, the board discussed the proposals.
Mr. Duke motion and Ms. Castro second that the Board accept the contract proposal from Engineering Forensics for \$232,000. Approved 3-1. Ms. Larrabee opposed due to the liability language being too vague but felt it will be OK.
3. Mr. Duke motion second that the Board accept the proposal from Hawaiiiana Management Inc. for full property management and allow Mr. Duke to negotiate the final contract amount.
4. Tree removal from 755 area. A number of residents in the 755 area signed a petition to remove a tree in front of apartment 60. The flowers from this tree and birds that perch in it, are distroying the paint on cars that park under it. This is a very large tree and would be very difficult to remove. During our major repairs, some bushes and trees may need to be removed to accommodate construction equipment. The fate of this tree will be discussed at that time. Although flowers and bird droppings is not a reason to remove a tree, the size of this tree is threating the walk way and parking surface. In the mean time, branches will be cut back as much a possible.

NEXT MEETING: Annual Homeowners Meeting on March 14, 1998.

ADJOURNMENT TO EXECUTIVE SESSION AT 8:30 P.M.

APPROVED APRIL 28, 1998.



ALVIN P. SILVA
SECRETARY