

**Association of Apartment Owners of
Makaha Valley Plantation - Annual Meeting
March 9, 2002 – Makaha Resorts & Golf Club**

A. CALL TO ORDER

Vice-President Greg Sokolowski called the meeting to order at 10:03 a.m. Rachel Glanstein was Recording Secretary for the meeting. A quorum was established with 60.4394% present in person or by proxy.

B. CONDUCT OF MEETING

Special meeting rules were amended and adopted by unanimous consent. (Rules are attached in amended form.)

C. APPROVAL OF MINUTES

The minutes of the 2001 Annual Meeting were approved.

D. REPORTS OF OFFICERS

David Duke gave the Treasurer's report.

The Auditor's Report for the year ending 2001 was adopted by unanimous consent.

E. APPOINTMENT OF TELLERS

Ruth Mason and Ray Higdon were appointed tellers for any ballot count at the meeting.

F. ELECTION OF DIRECTORS Nominations and elections were conducted. (Vote required to elect to office is more than 30.2197%) The results are:

Hugh Conroy	31.2046% - 2 year term
Albert Deleconio	30.3441% - 2 year term
David Duke	26.6909%
Bette M. Larrabee	18.6987%
Patricia Patterson	18.6023%
Greg Sokolowski	37.8786% - 2 year term
(No voided ballots)	

G. NEW BUSINESS

Tax Resolution: The following resolution was adopted by unanimous consent:

"Resolved by the owners of the Association, That the amount by which each member's assessment in 2002 exceeds the total payments of the Association for maintenance, repairs and other expenses and capital expenditures of the Association as the Board of Directors has appropriately paid or determined payable, shall be applied to regular member assessments in the year 2003."

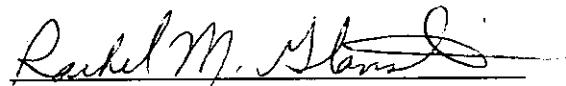
Ratification of Property Management Contract: The selection of Hawaiiana Management Co., Ltd. was approved by unanimous consent.

Presentation of Special Motions: Several special motions including their disposition are attached.

Presentation of Petition: A petition was presented regarding an increase in the number of directors from five to seven through nine directors.

H. ADJOURNMENT

The meeting adjourned at 12:31 p.m.



Rachel Glanstein, RP
Recording Secretary

Adopted Standing & Special Meeting Rules (as amended)

1. Smoking is not permitted in the meeting area.
2. This is a private meeting and attendance is restricted to owners and proxy holders representing owners, staff, and other persons who have been specifically invited by the Board. All others are required to leave.
3. Owners desiring to speak must stand and be recognized by the Chairman. Please state your name each time for the official record of the meeting. You must use the microphone, if present, so that everybody else can hear.
4. Long and complicated motions must be in writing and delivered to the Chairman, signed by the maker and seconder. This will help avoid confusion and insure that everybody knows the exact wording of the motion.
5. Discussion is normally limited to the motion being considered. Therefore, please don't start a long discussion unless a motion is already pending for consideration.
6. In order to be sure that everybody has a chance to speak, the debate limit is reduced to 2 minutes.
7. Nominating speeches shall be limited to one speech per nominee or delegate for a maximum of 4 minutes.
8. Ballot voting on any motion (including the election) will remain open for 10 minutes, unless extended by the owners.
9. All remarks are to be directed to the Chairman, not directly to other members. Personal attacks, vulgarity, or offensive language can result in loss of debate privileges.
10. No video-taping or other electronic recording is permitted (unless needed for production of the minutes) during any of the proceedings unless first approved by the Association members at the meeting.

Special Meeting Motions and Disposition

Motion reference: M-1; Maker: Monty Glover

"Any damage caused by a breakdown or malfunction of a common water or sewer line to the interior of an owners unit, shall be immediately reported to the Manager or Security; furthermore, should said unit suffer damage in excess of Five Hundred (\$500) Dollars, not deemed the fault of the unit owner or owners, said unit owner or owners shall be paid for their losses by the AOAO Makaha Valley Plantation from its general, reserve fund or by insurance purchased by the Association upon owners presentation of documents supporting their claim."

Ruling: Motion out of order. Violates Article VI, §9 and Article V, §1 of the bylaws.

Motion reference: M-2; Maker: Renate Rodine

"Annual meetings of the AOAO Makaha Valley Plantation and Monthly Board of Director meetings, shall not be adjourned until all owners in attendance wishing to address the Board or Owners in attendance, have been heard and shall be allotted a period of not more or less than five (5) minutes. Owners addressing the Board of Directors at either an Annual Meeting or Monthly Meeting shall be identified in the minutes of each meeting, by name, unit number and include a brief description of the matter presented. Concerns presented by owners to the Board of Directors, where appropriate, shall be referred to a Board member, Designated Agent or the On Site Manager for review and response to the owner within a reasonable period of time."

Ruling: Motion out of order. Violates Article IV, §6 and Article V, §1 of the bylaws.

Motion reference: M-3; Maker: Martha Reamy

"The Board of Directors, shall establish the following standing committee's and appoint a Board member to act as the Advisor/Liaison between the committee's and the Board of Directors. The Board shall include the Committee Chair Person's reports at their monthly meetings, which shall be included in the minutes of said meetings. The Board shall further institute committee recommendations wherever possible: Grounds Maintenance Committee; Building Maintenance Committee; Security & Safety Committee; Recreational Facilities Committee"

Ruling: Motion out of order. Violates Article III, §2 and Article V, §1 of the bylaws.

Special Meeting Motions and Disposition

Motion reference: M-4; Maker: Steven Deleconio

"The Board of Directors shall purchase a Video Camera and related equipment necessary to commence video recording of all annual and monthly board meetings, directing the On Site Manager to transmit said meeting video's on the Makaha Valley Plantation television channel #2 on two occasions equally separated one week following each meeting."

Ruling: Motion out of order. Violates Article V, §1 of the bylaws.

Motion reference: M-5; Maker: Leo Boc

"The Board of Directors shall direct the On Site Manager, to immediately establish an on going program necessary to rid the Makaha Valley Plantation of Chickens, Feral Cats and reduce the Peacock population to no more than ten (10)."

Ruling: Motion out of order. Violates Article V, §1 of the bylaws.

Motion reference: None; Maker: Les Spielvojel

"Any change in the type of investment of the Condominium Funds be put to the entire ownership. If any change, must be approved by minimum 2/3 of Respondents."

Ruling: Motion out of order. Violates Article V, §1 of the bylaws.

**A. O. A. O. Makaha Valley Plantation
Board Organizational Meeting
March 9, 2002 – Makaha Resorts & Golf Club**

A. CALL TO ORDER

Vice-President Greg Sokolowski called the meeting to order at 1:16 p.m. Rachel Glanstein was the Recording Secretary for the meeting.

B. ELECTION OF OFFICERS

The following were elected by unanimous consent:

President:	Greg Sokolowski
Vice-President	Alvin Silva
Secretary	Hugh Conroy
Treasurer	Albert Deleconio

C. NEXT MEETING

The next regular meeting was scheduled for March 26th, 2002.

D. ADJOURNMENT

The meeting adjourned at 1:19 p.m.



Rachel Glanstein, RP
Recording Secretary