

MAKANA VALLEY PLANTATION

M I N U T E S

REGULAR MEETING of the BOARD OF DIRECTORS of the  
Association of Apartment Owners of MAKANA VALLEY PLANTATION

DATE: April 10 1986

PLACE: Conference Room, National Mortgage and  
Finance.

PRESENT: Bob Melchin, President  
Frank Berry, Vice President  
Marilyn Veonans, Secretary  
Linda Powers, Treasurer  
Tom H. Johnson, Asst. Secretary

BY INVITATION:

Andy Kube, National Mortgage & Finance  
John L. Cook, Chairman, Nominating Committee  
Bob Kennedy, Chairman, Managing Agt. Comm.  
Shirley Nagel, Chairman, Budget Committee  
Arlene Ellis, League of Women Voters

ATTENDEES: The following owners were present:

Leighton Yoon  
Alan Cook  
Pat Howard  
Bob Stewart  
Barbara Melchin

CALL TO ORDER: 10:15 a.m.

MINUTES OF REGULAR MEETING DATED FEBRUARY 17, 1986 WERE  
APPROVED AS CORRECT.

Minutes of Board meetings held on March 20 and March 26 were  
declared invalid because there was not a quorum.

TREASURER'S REPORT: Linda Powers reported on the status of  
delinquencies and cash position of Makana Valley Plantation.  
Andy Kube then presented a statement on delinquencies and a  
monthly recap of the budget.

RESIDENT MANAGER'S REPORT was read by Frank Berry and  
approved as read.

UNFINISHED BUSINESS: President Melchin discussed the  
possible sale to Pacific & Fergus and the offer they had made  
to settle. After discussion it was moved and seconded that a  
good offer would be made of \$1,200 and the secretary  
was instructed to write a cover letter stating our position.

A discussion was held re the claim of worthy management.  
No action taken.

Mrs. Arlene Ellis of the League of Women Voters said that the League was looking to solicit and monitor our Annual Meeting when it reconvenes. She will keep the properties she has as they are still vacant. She said, "tell the owners sending in new properties that they will be honored." Again she stated she must have an authorized owners list at least a week before that must be indicated by the Board. Andy Kubo promised to have a current and accurate list for us. She must be satisfied as to the ownership. Linda Powers moved that National Mortgage & Finance provide the Board with a complete owners list no later than April 18, 1986, and the League of Women Voters a list no later than May 22, 1986, seconded and carried.

Linda Powers moved the annual meeting will be held at the same time and same place on Friday, May 23, 1986. Seconded and carried. It was agreed that all properties must be presented to the League of Women Voters no later than May 29th of 1986. *Unanimous*

Mrs. Ellis was specific in requesting that there be no phone calls regarding the status of the properties as they will not provide any information or that to anyone. She also stated that new ballots would be provided.

#### NEW BUSINESS:

Linda Powers moved that we take such appropriate action as necessary through the State Board of Health Department to remove the records in 780, seconded and carried. *Unanimous*

#### REPORTS OF COMMITTEES:

Mr. Rod Stewart reported on managing agents and recommended either Chaney Brooks or Curtitled Management. After discussion it was the consensus that Chaney would be the most suitable.

Valerie Cook requested no candidates for the Board and with the help of Asst. Secretary Johnson they will prepare an information sheet on the proposed bylaws changes and on the qualifications of the candidates for the Board. Frank Berry moved that we send the letter and information sheet, seconded and carried. *Unanimous*

Frank Berry requested a security proposal. We are to discuss this again at the next board meeting.

Meeting adjourned at 12:25 p.m.

Respectfully Submitted,

*Marybeth P. Johnson*  
Marybeth P. Johnson, Secretary