

# ASSOCIATION OF APARTMENT OWNERS

## MAKAHA VALLEY PLANTATION

### *MINUTES - Board of Directors Special Meeting*

**Date:** April 14, 1993

**Place:** Conference Room, Hawaiiana Management Co.

**Present:** Dick O'Donnell, Tom Youngblood, Blythe Thomas, Melody Murphy

**Excused:** Cecil Bindel

**By Invitation:** Charles Houtchens, Resident Manager M/M Cliff Weber - 163-A:  
M/M D. Hibbard - 62-B: Betty O'Donnell - 196-A: Loretta McDaniel -  
182-B: Bonnie Sorensen - 2B: Tom Powers - 88-A.

A quorum being present, President O'Donnell called the meeting to order at 10:08 AM.

This meeting was called per the Agenda, for one specific item - the discussion of the 1993 Budget.

President O'Donnell explained that due to an oversight by Hawaiiana Management, two specific items were left out of the 1993 Budget. These were the payments for the golf carts and the heat pumps. The monthly total for these payments total \$5,887.68 or an annual total of \$70,652.16. In addition to that shortfall, expenses for emergency repairs of check valves, leaks in the 754 area and pressure regulator valves caused another shortfall of approximately \$30,000.00

Much discussion followed as to what should be done. Treasurer Melody Murphy made many calculations.

Moved by Blythe Thomas that we make a one-time Special Assessment of approximately \$330.00 (exact percentage figures to be worked out by Management) with a discount of 10% for persons who pay up-front. This amount may be financed over a 12-month period. Seconded by Tom Youngblood. Carried unanimously.

The meeting adjourned at 11:17 AM.

**W. Blythe Thomas**

Secretary

---

## Report of Security

April 1993

In the past two months, Security Officers responded to nine domestics. Four of these, we were able to handle ourselves, while the other five required the assistance of HPD.

HPD was called twice for trespassers. One of these our Security was able to catch and escort off property. In the second case, Security caught the male offender, and HPD was called to give him a trespass warning.

On nine separate occasions, the assistance of an ambulance was needed, due to tenants requiring medical help. In all cases, Security cleared a pathway to ensure that the paramedics had fast passage to those in need.

On two occasions, Security responded to smoke alarms going off, but I'm pleased to say that both times these were false alarms.

Four different times, Security came across intoxicated tenants, most of whom were barely able to walk. Our officers were able to find out the unit in which they lived, and escorted them home safely.

On two different occasions, vehicles ran the front gate. Security was able to locate these vehicles, and advise them of the proper procedure to enter MWP.

One of our officers, while doing a routine area check, observed water seeping from the outside of the unit. We were able to find out the unit causing the problem, and it was taken care of before any serious damage was done. A bathroom sink faucet had been left on, causing the water to overflow.

HPD responded to one unit to arrest a male tenant for spouse abuse. The male tenant jumped from the 'C' floor lanai and ran. Both HPD and Security Officers checked all over MWP for the tenant and even the maintenance staff kept their eyes open. Several hours later I was advised by the Front Gate that the male was in the front office parking area and wanted to talk to me, to see if he could go to his unit to get some clothes. I advised the gate to call HPD, and I started talking to the male to give HPD time to reach MWP. I was able to keep him talking until HPD arrived, but upon their arrival he ran onto the property. Along with another officer, I gave chase, and the male jumped the fence and ran into the wooded area. Security was able to see him hiding, and directed HPD to the location, where he was arrested. HPD officers advised us that they would not have been able to catch him without the assistance of MWP Security Officers. I continue to receive compliments on our Security every day.

The new recruits along with the officers who have been here for some time will continue to make MWP a secure and pleasant place to live. We have had a large turnover in Security Officers, but hopefully one day we will have a Security team which will stay around.

John McFarland, Security Captain.