

# ASSOCIATION OF APARTMENT OWNERS MAKAHA VALLEY PLANTATION

## MINUTES - Board of Directors Meeting

**Date:** April 22, 1991

**Place:** Makua Room, Sheraton Makaha Resort

**Present:** Charles Houtchens, Blythe Thomas, Sandy Grant

**Excused:** Tom Youngblood & Virginia Eskola

**By Invitation:** Marie Calder-Clayton, Senior Management Executive, Hawaiiana Management Co.; Steve Maero, Rainbow Roofing Co.; Ron Wallwork, Resident Manager; Emerald Souza, Assistant Manager; Hope Cospers, Administrative Assistant; Betty Thomas - 181A; M/M Frank Sherry - 76C; Bob Eskola - 87C; M/M Abel Castro - 24C; M/M Cliff Weber - 163A; M/M Cecil Bindel - 10C; M/M Chas. P. Grahl - 123C; Gilbert Patterson - 69C; Bob Hauser - 29; M/M Sid Goren - 147C.

A quorum being present, President Houtchens called the meeting to order at 7:00 PM.

**The Minutes of the meeting of March 26 were approved unanimously as distributed.**

### Correspondence

- 1) Representative Peter Apo - offered to speak at one of our meetings regarding road and traffic conditions, etc - Board would like to schedule him for the May meeting.
- 2) Letter from March meeting from Rainbow Roof Maintenance Co.

At this point, President Houtchens introduced Mr. Steve Maero, Vice-President, Rainbow Roof Maintenance Co. Mr. Maero advised that he had miscalculated when he bid on the maintenance portion of his contract. He asked for an additional \$50.00 per building per year for the 5-year contract. Many questions were asked of Mr. Maero by both the Board and the owners present. After all questions were asked, Mr. Maero left the meeting. It was the concensus of both the Board Members and the owners present that we should give him the requested amount in addition to to the amount in his proposal.

Moved by Blythe Thomas that we add the \$50.00 per building per year to the Maintenance Contract. Carried unanimously.

### Reports of the Officers

Reports of President Houtchens and Treasurer Eskola, are attached.

### New Business

- 1) Accident-Free Days Winner for March 1991 was Owen Jackson.

2) Rental Agreements - Secretary Thomas advised that we were getting tenants who were not registering at the Front Office and who did not have valid Rental Agreements - we also have tenants leaving without advising the Front Office. He requested permission to advise owners and agents that a rental agreement will be required along with renewed rental agreements, and notification when a tenant leaves. The Board agreed that we should notify the necessary owners and rental agents of the above.

3) Sun 'N Fun Pool - As noted in the President's address, the main pool and wading pool at the Sun 'N Fun Pool area is in bad condition. Two bids had been received from Pacific Pools who will clean and replaster both pools for \$18,000, with an 18-month warranty. Tri-R-Products bid \$24,000 for these pools, but they will use a fairly new system called Fibre-Tek. They give a 15-year warranty, and at the same time, we will use considerably less chemicals as algae will not stick to the Fibre-Tek as it does to plaster. Considerable discussion was held. Moved by Charles Houtchens that we accept the bid of Tri-R-Products and have the two pools completely refinished. Carried unanimously.

4) Robert Eskola was appointed as Assistant to the Treasurer.

The Meeting adjourned at 8:39 PM. Next meeting will be held on Monday, May 20, 1991, in the Makua Room, Sheraton Makaha Resort & Country Club at 7:00 PM.

## Report of the President

April 1991

According to our contract with Seal Masters of Hawaii dated August 10, 1990, we have four more parking areas plus the main road to be completed. We have contacted President Joe Pelletier and as soon as he can make the arrangements, areas 664 and 688 will be done. This will be a total cost of \$11,925.00.

The total monthly parking income for March was \$4,116.00. As of this date, we have collected a little over \$300 from the vacuum cleaner.

The chipping of plaster at the Sun 'N Fun Pool is getting pretty bad. The contractor who did our jacuzzi at the Sun 'N Fun Pool is using a new coating called Fibre-Tek. A couple of weeks ago, Mr. Thomas, Mr. Wallwork and I looked at the pools at the Makaha Surfside which were recently done by this method. The Resident Manager at the Surfside was very enthusiastic about the work. Not only do we get a 15-year guarantee as opposed to 18 months from the company who did the other pool, which was replastered, but we'll save an unlimited amount of dollars in chemicals as there is hardly any algae collection on this coating like there is on the plaster. The cost will be approximately \$24,000 for the main pool and wading pool as opposed to \$20,000 for those items we spent at the Quiet Pool. This is on the agenda under New Business.

The letter we received from Delta Construction on March 7, 1991, stated that they would commence construction on Kili Drive on March 25th and it would probably take two months to complete. I haven't actually spoken to the Project Engineer, but it appears that it will be coming to completion in the near future.

I assume that all owners have now received their packets from the 1991 Annual Meeting. As you are aware there was a lot of work in preparing these, and I just want to again thank Mr. Thomas for his hard work. Also, I would like to thank the Committee of Three, Mr. Davis, Ms. Sorensen and Mrs. Pendleton, who approved the Minutes, for their diligence.

Charles Houtchens, President.