

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

AGENDA

April 23, 1996; 7pm, Wai'anae Community Center (Satellite City Hall)

PRESENT: Vice-President, Bette Larrabee; Secretary, Alvin Silva; Treasurer, David Duke; Director, Wayne Thompson.

ABSENT: President, Cecil Bindel; on vacation.

GUEST: Property Manager, Jim Coupland; Resident Manager, Harlow Todaro; Administrative Assistant, Peggy Hoots.

CALL TO ORDER:

APPROVAL OF MINUTES: For January 23, 1995, regular and executive minutes.

CORRESPONDENCE:

REPORTS: PRESIDENT:

VICE-PRESIDENT: Office reorganization

SECRETARY: Landowners meeting

TREASURER:

DIRECTOR:

PROPERTY MANAGER:

RESIDENT MANAGER:

OLD BUSINESS:

1. Traffic Control Measures. Delayed until parking repair work is scheduled
2. Directors and Rental Agents Meeting. To be scheduled.
3. Development Proposals.
4. Tree trimming.
5. Pool policy

NEW BUSINESS:

1. 96 Annual Meeting Minutes
2. Auditors Contract
3. Coconut tree trimming
4. Security contract
5. Accident free winner for the month of March to be announced..

NEXT MEETING: May 28, 1996; 7pm, Wai'anae Community Center (Satellite City Hall)

ADJOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL MATTERS AND FINE APPEALS

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

APPROVED MINUTES

April 23, 1996; 7pm, Wai'anae Community Center (Satellite City Hall)

PRESENT: Vice-President, Bette Larrabee; Secretary, Alvin Silva; Treasurer, David Duke; Director, Wayne Thompson.

ABSENT: President, Cecil Bindel is on vacation.

GUEST: Property Manager, Jim Coupland; Resident Manager, Harlow Todaro; Office Manager, Peggy Hoots.

CALL TO ORDER: A quorum being present. Ms. Larrabee called the meeting to order at 7:04 p.m.

APPROVAL OF MINUTES: For February 27, 1996, regular and executive minutes were not ready as of this date.

REPORTS: VICE-PRESIDENT: Office reorganization. Ms. Larrabee briefed the homeowners on the Board approved reorganization of the office on 13 April 1996. This was mainly needed because of the sudden request from Administrative Assistant Emerald Souza for a 30 day leave of absence without pay. This meant that our second assistant had to cover for two people six days a week. The official action is enclosed.

SECRETARY: Landowner's meeting. Mr. Silva and Mr. Todaro attended the landowners meeting called by Mr. Steward Ho. A report to homeowners is enclosed.

TREASURER: Operating budget may look low this month. This is because we received some bills this month that was for last month. The major repair to the quiet pool was \$16,000 and another \$2,500 paid our deductible for liability insurance.

DIRECTOR: No report.

PROPERTY MANAGER: Mr. Coupland mentioned that our delinquencies have gone up this month and our attorney is keeping up with it.

RESIDENT MANAGER: Report is enclosed

OLD BUSINESS: 1. Traffic Control Measures. Delayed until parking repair work is scheduled

APPROVED MINUTES OF MVP BOD MEETING OF APRIL 23, 1996

2. Directors and Rental Agents Meeting. To be scheduled by the RM by next meeting.

3. Development Proposals. Mr. Dornbush wants to present his clients proposals to the homeowners. We will schedule him for our next meeting.

4. Tree trimming is ongoing and being evaluated.

5. Pool policy. Mr. Silva presented a pool policy letter to The Board. This will help the RM to direct the operation of the pool. The main purpose of this policy was to set up lap-swimming times at the pools. A Discussion followed.

MOTION MADE BY MR. SILVA TO ADOPT THESE RULES WITH THE STIPULATION THAT THE LIMIT OF PEOPLE IN THE POOL BE VERIFIED AND IF A REST PERIOD IS NEEDED DURING HIGH USAGE. APPROVED 4-0

NEW BUSINESS: 1. 96 Annual Meeting Minutes needs to be reviewed by the board.

2. Auditor's Contract was presented by Mr. Duke from Mr. Terry Wong for \$1,200. He has done an adequate job for us in the past and has not raised his charge. APPROVED 4-0

3. Coconut tree trimming bid came in at \$4,375 for 240 trees.

MOTION MADE BY MR. DUKE TO ACCEPT THIS BID. MR. SILVA SECOND THE MOTION. APPROVED 4-0

4. Security contract information was read by Ms. Larrabee that compared the estimated cost we paid for in-house security to the bids we received. She also gave her impression of the three finalists that were interviewed. Mr. Duke and Mr. Silva also gave their view of the interviews. Mr. Thompson was not able to attend the interviews so he removed himself from the voting. After a short discussion, a vote was taken. On the first vote, Burns had two votes and Wackenhut had one. Since this was not a majority, a second vote was taken and Burns had three votes. Arrangements will be made to facilitate a smooth transition to the new contract security.

5. No accident free winner for March.

OPEN DISCUSSION: Mr. Powers asked The Board if we are going to have the plantation grounds sprayed for insects. An incident accrued with a centipede and a baby. Mr. Duke mentioned that the previous RM was gathering bids for the board just before he resigned. Our new RM will continue the process.

MOTION MADE BY MR. SILVA TO ALLOW THE RM TO VERIFY THE BIDS THAT WE HAVE: SEEK A GOOD RATE FOR HOMEOWNERS WHO WANT TO HAVE THE INSIDE

APPROVED MINUTES OF MVP BOD MEETING OF APRIL 23, 1996

OF THEIR APARTMENT TREATED AT THEIR EXPENSE; AND AUTHORIZE THE
TREASURER TO ACCEPT THE MOST APPROPRIATE BID. APPROVED 4-0

NEXT MEETING: May 28, 1996; 7pm, Wai'anae Community Center (Satellite City Hall)

**ADJOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL MATTERS AND
FINE APPEALS AT 9:17 P.M.**

APPROVED ON MAY 28, 1996



**ALVIN P. SILVA
SECRETARY**

MEMORANDUM FOR HOMEOWNERS

TO: THE BOARD OF DIRECTORS MVP

FROM: ALVIN SILVA

SUBJECT: MAKAHA VALLEY LANDOWNERS MEETING

On April 2, 1996, the RM and I attended the meeting arranged by Mr. Stewart Ho for all Upper Makaha Valley Landowners. Approximately 25 people attended this meeting representing all landowners except one. The main purpose of the meeting was to discuss the future care of our roads in the upper valley. Makaha Valley Inc. cannot continue absorbing the cost of maintaining the roads and green belt landscape areas along the roads.

It has been proposed that the city take over in maintaining these roads. This seems possible because of similar areas that the city has done, including the lower portion of our valley. However, the condition for the city to take over may not be acceptable to the landowners. Once the city takes over the road maintenance, the land owners may lose control of them forever. Councilman Desoto will inquire if the city can do a one time repair on the upper part of Makaha Valley Road. This would be from the original main gate to the wooden pea-cock resort sign.

A general consensus of the landowners was to form a non-profit organization that would take control of the common element of the valley from Makaha Valley Inc. What landowners need to decide is how the cost of running this organization will be divided. Some sort of agreement must come about in order for this new organization to be possible.

For the plantation, Mr. Ho is willing to transfer title of green belt on Huipu Drive to us. We need to consider this carefully. We may gain control of this area to do as we please, but in the future the city may require upgrading to standards and we will have to cover the cost.

The Kili Drive green belt is owned by HRT. We should try to acquire title of this area also. No commitment has been made for this area yet. This area could be a great asset as an additional recreation area.

Mr. Dornbush of Dornbush & Co., Ltd. Briefed us on the development proposals for the valley. It seems that three areas have been approved for residential development and are ready for ground breaking. The first area is located next to Huipu Drive, between the towers and the golf course. It will extend into the valley to the first water tank. The proposed density is approximately 100 single story detached homes within a gated community. The main entrance is planned to be at the corner of Huipu and Kili Drives.

The second area is located below the plantation and between Kili Drive and the golf course. This area will have the same density as the first development but will be limited to approximately 50 units.

The third area will also be next to Kili Drive across from the second area. The housing density will be the same as the other two areas with one exception. A large open field area will be incorporated below these units. This is because of a flood zone classification in this field area. The amount of units is approximately 100 for this area.

The two areas that Mr. Dornbush has requested for a zoning change are additional to the above projects. Currently all projects are at a stand still until the city clarifies its requirements of road upgrade. Also, the building of the new water tank was planned to cover the water usage of these additional developments.

Directors, we need to meet and decide where we want to be within these developments and changes to the valley. We should also consult our attorney on acquiring title to the green belt areas around our property. Pros and cons need to be considered.

Mr. Ho will notify landowners when we need to get together again to make some decisions on which way we are going. Mahalo

FOR INFORMATIONAL USE ONLY


ALVIN P. SILVA