

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
MONDAY, APRIL 23, 2001  
7:00 P.M., WAIANAE SATELLITE CITY HALL

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:00 p.m., by Secretary Silva.

ESTABLISH A QUORUM

A quorum was established.

Members Present:                   Bette Larrabee  
  Greg Sokolowski (Arr. 7:47 p.m.)  
  David Duke  
  Alvin Silva

Members Excused:                 Bobbie Castro

Present by Invitation or as Guests: Peggy Hoots, Manager  
  Jim Coupland, Hawaiiana Management Co., Ltd.  
  Jeff Smith, Engineering Forensics, Hawaii  
  (Departed 8:15 p.m.)

COMMITTEE REPORTS

- A.    Solid Waste Disposal – President Larrabee appointed Greg Sokolowski, Bill Halfacre(Chair) and David Duke to this committee. It will be their goal to get the City & County of Honolulu to pick up the refuse.

APPROVE MINUTES

- A.    There being no corrections or changes, the minutes of the March 26, 2001, Board meeting were approved as presented, following a motion to approve by President Larrabee, a second by Treasurer Duke and a unanimous vote to approve.

TREASURER'S REPORT

- A.    Treasurer Duke gave the Treasurer's Report and reported that the Association is in good financial condition. The Reserves are at \$1,500,000.00 The March 2001 Financial Statement was accepted, subject to audit.

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- B. Delinquency Report – The Delinquency Report was distributed prior to the meeting by the Management Executive. Deferred to Executive Session.

MANAGER'S REPORT

The Manager's Report was distributed prior to the meeting. A copy of this report is on file in the Manager's Office and Hawaiiana Management Co., Ltd.

The following was taken out of sequence.

NEW BUSINESS

- B. Termite Treat (Sentricon) Buildings 37A – 42C & 135-141A – President Larrabee moved to ratify her previous decision to treat Buildings 37A-42C & 135-141A with the Sentricon System. Treasurer Duke seconded the motion. The motion passed unanimously.

UNFINISHED BUSINESS

- A. Engineering Forensics, Hawaii
  - 1. Wash House Project Status – Jeff Smith stated this project is being called Substantially Complete by Ching Construction. They will be filing a notice in the paper shortly. There are two Phase Converters to go. The drawing for the other 754 Heat Pump is almost finished. Ching Construction will be supplying the Heat Pump Serial numbers. The condensation moisture is being handled via a drain.
- B. Wash House Heat Pump Evaluations – In order not to negatively impact Ching Construction, Western Pacific Mechanical will begin their evaluation of the older heat pumps, as soon as Ching Construction is completely finished with at least two Wash Houses. The punchlist items must be essentially complete.
- C. Tennis Court Resurfacing Agreement- Status – The contractor has signed the agreement as has the Board. The plan is to start the project mid-month in May.

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D. Fred Lau Hawaiiana Landscaping Progress

1. Revised Drawings from Rick Quinn – These have been completed.

Treasurer Duke moved to have Brownlie & Lee make corrections to and update the Rick Quinn drawings so they can be used for filing for the permit. President Larrabee seconded the motion. The motion passed unanimously.

The Final Inspection for the Landscaping/Irrigation project is to include Richard Brownlie.

- E. Property Drainage- Responsibility Search – The Board directed the Management Executive to contact Stuart Ho, President of the Ilikai Association of Apartment Owners. He, being the son of the previous owner of the land around MVP, may be able to shed some light on who is responsible for what.

NEW BUSINESS, Cont.

- A. Ratify Approval for 707 Irrigation Area Controller/Timer \$896.45 – Treasurer Duke moved to ratify the previous decision to approve the installation of a new Irrigation System Controller/Timer in Wash House 707. Vice President Sokolowski seconded the motion. The motion passed unanimously.
- C. Vending Machine – Treasurer Duke moved to cancel the vending machine contract with J. T. Vending Co. Vice President Sokolowski seconded the motion. The motion passed unanimously.
- D. Large Dumpster – Move once a month.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 8:20 p.m.

The Board reconvened to the Regular Board meeting at 8:41 p.m.

The results of Executive Session were:

- A. The Management Executive was directed to write Mr. Larson a letter, responding to his letter.

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- B. The Management Executive was directed to obtain clarification from the Association Attorney on "Recreation Areas" what the Board can and cannot do.
- C. Approved filing lien against owner of one unit.
- D. Reduce one tenants fine to \$25.00, after they move off site.

NEW BUSINESS, Cont.

Landscaping Contract for 757 Area – The Board directed the Management Executive to see if Fred Lau Landscaping would provide a bid for this work as they are already on site.

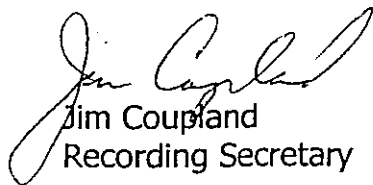
DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Monday, June 25, 2001, at 7:00 p.m., Waianae Satellite City Hall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:46 p.m.

Submitted by:

  
Jim Coupland  
Recording Secretary

Approved by:

