

MAKAHA VALLEY PLANTATION
BOARD OF DIRECTORS' MEETING
TUESDAY, APRIL 23, 2002 - 7:00 P.M.
WAIANAE SATELLITE CITY HALL

A G E N D A

- I. CALL TO ORDER
- II. ESTABLISH A QUORUM
- III. SECURITY REPORT
- IV. COMMITTEES
 - A. Committee Positions - Filled
 - B. Committee Descriptions
 - C. Reports
- V. APPROVE THE MINUTES OF THE MARCH 26, 2002 BOARD MEETING
- VI. TREASURER'S REPORT
 - A. Delinquency Report - EXECUTIVE SESSION
- VII. MANAGER'S REPORT
- VIII. UNFINISHED BUSINESS
 - A. Units 88C thru 135A Structural Evaluations - Soil Testing
 - B. Landscaping & Irrigation for 718/688 Areas
 - C. Heat Pumps
 - 1. Status of Purchasing Heat Pumps from Manufacturer
 - 2. Reserve Available Heat Pumps from Admor - Status
 - 3. Leasing of Heat Pumps
 - A. Vote of Ownership
 - D. Electrical Evaluation of Office, Maintenance Shack and Wash House 707 - HECO Response
 - E. Proposed Agenda Revision
 - F. Ala Mahiku Pool 3" Tile Replacement & Both Pool Decks Crack Repairs
 - G. Written Consent for By-Law Amendment - Status
- IX. NEW BUSINESS
 - A. Tree Trimming
 - 1. Coconut Trees
 - 2. Rest of Trees
 - B. Ala Mahiku Pool Jacuzzi Repair
 - C. Office Tinting
 - D. Manager's Golf Cart Repair
- X. HOMEOWNER'S FORUM
- XI. EXECUTIVE SESSION
- XII. DATE, TIME AND PLACE OF NEXT MEETING
Tuesday, May 27, 2002, 7:00 p.m., Waianae Satellite City Hall
- XIII. ADJOURNMENT

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
TUESDAY, APRIL 23, 2002
7:00 P.M., ALA MAHIKU POOL CABANA

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:10 p.m., by President Sokolowski.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Greg Sokolowski
Alvin Silva
Hugh Conroy
Al Deleconio
Bobbie Castro

Present by Invitation or as Guests: Peggy Hoots, Manager
Jim Coupland, Hawaiiana Management Co., Ltd.

SECURITY REPORT

The Security Report was given by the Manager, Peggy Hoots. She presented a number of statistics. There were a total of 2483 visitors the past month; 81 per day.

COMMITTEE REPORTS

- A. Committee Positions Filled - The Security Committee has been filled. The other four committees have positions available.
- B. Committee Descriptions.
 1. Security - Director Castro moved to approve the Description/Guidelines. Vice President Silva seconded the motion. The vote was three for the motion. Secretary Conroy and Treasurer Deleconio opposed. The motion passed.
- C. Security Committee Report - Chair David Duke stated they had ten (10) members. They reviewed their minutes and priorities. They would like the Board to tie in, when feasible, their projects with the Landscaping Project. They feel they need additional input, so suggest a mailout to all owners/residents requesting their ideas. They also will need a Security Consultant to ensure priorities are correct and to supervise installation of projects.

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Secretary Conroy moved to accept the Security Committee Report and approve it for action. Treasurer Deleconio seconded the motion. The motion passed unanimously.

APPROVE MINUTES

The minutes of the March 26, 2002 Board meeting were approved as amended, following a motion to approve by Director Castro, a second by Treasurer Deleconio and a unanimous vote to approve as amended.

TREASURER'S REPORT

- A. Treasurer Deleconio presented the Treasurer's Report. The starting Cash and Reserves for March was \$1,812,662.43. The Cash and Reserves at the end of March 2002 was \$1,890,857.57. There was a \$77,245.34 gain in Cash & Reserves.

Treasurer Deleconio moved that the \$1,500.00 per month savings from the Renovation Loan refinancing, be paid against the Loan principal amount. Secretary Conroy seconded the motion, which then passed unanimously.

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

UNFINISHED BUSINESS

- A. Units 88C thru 135A Structural Evaluations - Soil Testing - Four holes have been drilled. The final results will be forthcoming in about six weeks. Secretary Conroy moved to pay Engineering Forensics, Hawaii \$14,000.00 for soils testing and \$2,063.00 for Engineering Forensics, Hawaii work on the overall structural

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evaluation. Director Castro seconded the motion, which then passed unanimously.

B. Landscaping & Irrigation for 718/688 Areas - The Brownlie & Lee Architectural drawings are out and being evaluated. President Sokolowski asked that any inputs be in to him by the end of this week.

C. Heat Pumps

1. Status of Purchasing Heat Pumps from Manufacturer - Engineering Forensics Hawaii personnel have called multiple times and sent an e-mail. The manufacturer has failed to respond.

2. Reserve Available Heat Pumps from Admor - Admor provided a price of \$5,100.00 per heat pump, but did not respond to the request to reserve heat pumps. They currently only have 2 available. The Management Executive was directed to find out how much they want down on the 2.

By unanimous consent, the Board approved notifying Engineering Forensics Hawaii to solicit bids to install 17 heat pumps, all contractor provided.

3. Leasing of Heat Pumps

A. Vote of Ownership - The Board directed a written opinion be obtained from Attorney John Morris on the necessity of getting a 25% vote of the ownership to lease the heat pumps. The Board, by unanimous consent, approved buying the heat pumps outright.

D. Electrical Evaluation of Office, Maintenance Shack and Wash House 707 - HECO Response - The HECO written response had previously been provided to the Board. Director Castro moved to have the Manager call A & B Electric and have them perform the tasks set forth in the HECO letter. Vice President Silva seconded the motion. The motion passed unanimously.

In addition, the Board also approved having the Manager obtain the cost from A & B Electric to perform the same tasks in all units.

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- E. Proposed Agenda Revision - The Management Executive was directed to move the Approval of Minutes to Item III on the Agenda.

The Board asked that someone be located that could take the minutes of the meetings.

- F. Ala Mahiku Pool 3" Tile Replacement & Both Pool Decks Crack Repairs - Director Castro moved to obtain proper blue tiles as samples and authorize the changing out of the Quiet Pool 3" tiles, once tiles are approved, and to have the caulking of both pool decks replaced, all by Tri-R Products for \$2,833.35 and \$9,725.04 respectively. Vice President Silva seconded the motion. The motion passed unanimously.
- G. Written Consent for By-Law Amendment - Status - As of today, 114 owners, 20.06%, have voted for the amendment.

NEW BUSINESS

- A. Tree Trimming
1. Coconut Trees - Secretary Conroy moved to accept the Hawaii National Landscaping bid to trim 137 coconut trees and to remove 1 tree all for \$3,114.59. Vice President Silva seconded the motion. The motion passed unanimously.
 2. Rest of Trees - The Board directed a bid be obtained from Hawaii National Landscaping to trim the trees in the 754 area and to provide an overall evaluation of all other trees, to include a count by type of tree.
- B. Ala Mahiku Pool Jacuzzi Repair - Director Castro moved to authorize the Manager to purchase the necessary parts from Tri-R Products at a cost not to exceed \$1,200.00 to replace the spa blower. Vice President Silva seconded the motion. The vote for the motion was unanimous.
- C. Office Tinting - Vice President Silva moved to accept the TNT proposal to tint all the office windows for \$1,372.95. Secretary Conroy seconded the motion. The

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vote for the motion was four for the motion. Director Castro abstained due to a conflict of interest. The motion passed.

- D. Manager's Golf Cart Repair - In lieu of repairing the golf cart, the Manager was directed to obtain prices for buying a used golf cart.
- E. Automatic Bill Paying - The Board directed the Management Executive to investigate the possibility of automatic bill paying.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 9:25 p.m. to discuss possible legal matters.

The Board reconvened to the Regular Board meeting at 10:11 p.m.

The results of the Executive Session are as follows:

1. The Board approved filing 4 liens and initiating 1 foreclosure.
2. Two requests to waive fines were denied.

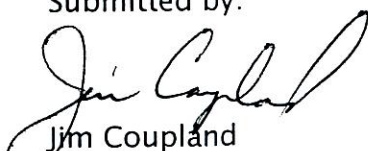
DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Tuesday, May 28, 2002, at 7:00 p.m., Waianae Regional Gym Meeting Room.

ADJOURNMENT

There being no further business, the meeting was adjourned 10:12 p.m.

Submitted by:


Jim Coupland
Recording Secretary

Approved by:

