

ASSOCIATION OF APARTMENT OWNERS - MAKAHA VALLEY PLANTATION

MINUTES - Board of Directors Meeting

Date: April 24, 1989

Location: Waianae Public Library Meeting Room

Present: Charles Houtchens, Charles Loomis, Blythe Thomas, Loretta McDaniel, Tom Youngblood

By Invitation: Floyd Smith-34A: Theresa Garner-44A: M/M Cliff Weber-163A: Betty Thomas-181A: Irene Houtchens-47A: Jan McClure-99C: Bruce Brown-80-D: Eric Chick-148C: M/M Ozzie Ford-160A: Gil Patterson-69C: M/M Sidney Goren-147C: Tom Powers-88A: M/M Ernie Grant-192A: M/M James Johnson-159B: Audrey Petersen-160C: John Ramsey, Hawaiiana Management Co.

A quorum being present, President Houtchens called the meeting to order at 7:05 PM.

The Minutes of the Meetings of March 21, April 7 and April 11 were approved as distributed.

Correspondence read by Secretary Thomas:

Letter from Yeomans/Johnson 159B re request for Minutes of March 30, and request for financial statements. No minutes for March 30 as this was an Executive Session. Mr. Ramsey asked to mail financial statement.

Letter from Gail Nakatani, DNEN&N, re alleged improperly called meeting.

Letter from Ernie and Sandy Grant 195A re their attendance at their first board meeting and showing support for the new board.

Letter from Community Associations Institute re New Fair Housing Act.

Letter from Akahi Services requesting a 5% increase in fees.

Officers Reports:

President Houtchens reported that Esther Lessary and Security Captain Jordan Landford had been released due to unsatisfactory performance.

Secretary Thomas reported he had written letters to Mrs. Melchin, Ms Widlacki and M/M Ozaki advising them that the reported leaks had been repaired. He also reported on a "Scrapbook" item, which noted that a large condo project was using a "No Insurance-No Entry" rule.

Treasurer's Report:

Treasurer McDaniel reported as follows:

Total Operating Expenses March \$ 106,853.67

Payment to Color Dynamics re Painting....	84,307.60	
Total Operating Expenses March.....		\$ 191,161.27
Total Income Receipts March.....		103,370.93
Total Deficit March.....		87,790.34
Total Amount Paid to Color Dynamics Through March.....		178,153.66
Total Reserves through March.....		88,933.93

Property Manager Ramsey had no report.

Resident Manager Savedra was absent due to illness.

Committee Reports:

Mr. Johnson, Chairman of the Grievance Committee, turned in two grievances from Ms. Lessary and Mr. Landford, re their dismissal.

Unfinished Business:

Parking Stalls: Motion from Blythe Thomas as follows:
That the following take place with reference to parking stalls at Makaha Valley Plantation

- 1) That there be four (4) reasonably centered stalls made available for guest parking in each area - total 36 stalls, and,
- 2) That the stalls used for guest or rental parking be renumbered in accordance with the original plat, numbers starting at 1001, and,
- 3) That there be two stalls at each of the mailbox locations which are reserved for mail pickup, one of which shall be marked as reserved for the U. S. Postal Service between the hours of 11:00 AM and 5:00 PM, and,
- 4) That the parking stalls at the Front Office be used for Office Visitors only, along with one stall to be marked off for motorcycles, and,
- 5) That all stalls shall be rented in accordance with the present cost of \$30.00 per month, or as amended in the future, and that there shall be no "free" or "courtesy" parking, and,
- 6) That the six (6) parking spaces formerly supplied to the residents of Hale Molokai, and which are on our property, be made available for employee only parking, and,
- 7) That we withhold use of the lower portion of Ala Mahiku Drive for parking purposes for three months in order that the above may be evaluated.

Discussion followed with amendments:

Moved by Tom Youngblood that full rental is due on the 1st working day of each month and delinquent the 10th of the month. A 10% late fee will be charged for late payment.

Moved by Loretta McDaniel that all checks returned N. S. F. shall be charged \$10.00.

Discussion followed and it was recommended that before painting the stalls that a sealer should be put on the parking area. Motion and amendments approved by a unanimous vote, with an effective date of May 1st for all items except numbering of the stalls.

Recommendation made that we appoint someone to check into cost of getting Seal Coat for re-doing the parking lots. Cliff Weber will check and report.

Pool Furniture: Table until finances are better.

Decals: Motion by Loretta McDaniel that effective June 1, 1989, the Association begin charging a fee of \$5.00 for each decal issued, and also a deposit of \$5.00 which will be refundable when the decal is finally relinquished. For owners and tenants whose decals are already in existence, these charges shall become effective with the next renewal. Discussion followed. Tabled to next meeting.

Smoke Alarms, Condition of Pool and Motorcycles - tabled due to illness of Resident Manager.

New Business:

Accident-Free Days: Tom Youngblood to work with Property Manager Ramsey to work out something and report at next meeting.

Rental Agents Compromise: To be taken to the attorney for evaluation as to what our position might be.

Trees: Approval to pay \$149.00 expended for purchase of arceca palm trees was given. Motion by Mr. Houtchens that we purchase 10 trees per month for replacement and beautification purposes. Carried unanimously.

T-Shirts: Moved by Charles Loomis that we purchase T-Shirts for our Maintenance and Janitorial personnel. Carried unanimously.

Employee Lunch Area: Moved by Charles Houtchens that we convert the empty space at rear of office for a lunch area. Carried unanimously.

Moved by Tom Youngblood that the Resident Manager be requested to purchase three (3) raincoats for the Security staff. Carried unanimously.

Akahi Services: Request for a 5% increase in new contract. The increase would be approximately \$60.00 per month including tax. No objections to approval of the new contract.

At 9:05 PM, President Houtchens announced the Board would go into Executive Session to discuss personnel problems.

Meeting adjourned at 9:12 PM.


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W. Blythe Thomas, Secretary.