

MAKAHA VALLEY PLANTATION
BOARD OF DIRECTORS' MEETING
TUESDAY, APRIL 25, 2000 – 7:00 P.M.

A G E N D A

- I. CALL TO ORDER
- II. ESTABLISH A QUORUM
- III. HOMEOWNER'S FORUM
- IV. SECURITY REPORT
- V. COMMITTEE REPORT – As Required
- VI. APPROVE MINUTES OF THE MARCH 28, 2000 BOARD MEETING
- VII. TREASURER'S REPORT
 - A. Delinquency Report – EXECUTIVE SESSION
 1. Pay Plan – 54C & 122C
 2. Numerous Other Unit Issues
- VIII. MANAGEMENT EXECUTIVE REPORT
- IX. MANAGER'S REPORT
- X. UNFINISHED BUSINESS
 - A. Renovation Project Status – Engineering Forensics
 - B. Wash Houses Redesign Status – Engineering Forensics
 - C. Washer/Dryer Agreement Request for Proposals
 - D. Vegetation Design for 757 Area – Rick Quin – Submittal
 - E. Oceanic Cable – Cable Installation
- XI. NEW BUSINESS
 - A. Expansion of Office
- XII. EXECUTIVE SESSION (As Required)
- XIII. DATE, TIME AND PLACE OF NEXT MEETING
Tuesday, May 23, 2000, 7:00 p.m., Waianae Satellite City Hall
- XIV. ADJOURNMENT

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
TUESDAY, APRIL 25, 2000
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 7:08 p.m., by President Larrabee.

ESTABLISH A QUORUM

A quorum was established.

Members Present:

Bette Larrabee
David Duke
Greg Sokolowski

Bobbie Castro
Alvin Silva (Arr. 7:26 p.m.)

Present by Invitation or as Guests:

Peggy Hoots, Manager
Jim Coupland, Hawaiiana Management Co., Ltd.
Jeff Smith, Engineering Forensics, Hawaii (Dptd. 7:50 p.m.)

SECURITY REPORT

The Manager presented the Security Report, which provided a variety of statistics. Major Henderson submitted the data. There have been 3212 visitors, 128 per day, so far this month.

COMMITTEE REPORT

- A. House Rules – The draft has been distributed to the Manager and Management Executive, for their review.

APPROVE MINUTES

There being no corrections or changes, the minutes of the March 28, 2000, Board meeting were approved as corrected, following a motion to approve by Treasurer Duke, a second by Director Castro and a unanimous vote to approve.

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TREASURER'S REPORT

- A. The Treasurer's Report was presented by Treasurer Duke. He stated the Association was holding it's own. The Resolutions passed at the Annual Meeting have been a benefit already as we are starting to get rent money.
- 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 report was distributed by the Manager prior to the meeting. A copy of this report is on file in the Manager's Office and Hawaiiiana Management Co., Ltd.

The Manager reported the following additional significant item:

- A. Utility Doors – Not all are painted as yet.

UNFINISHED BUSINESS

- A. Renovation Project Status – Engineering Forensics, Hawaii – Jeff Smith provided the Board a letter on the status of the various projects. The overall project is 98% complete. Three areas have been punch-listed with two more to be done this week. The metal flashing covers for the tops of the parapet walls can be obtained for \$25.00 each.
- B. Wash House Re-Design Status – Engineering Forensics, Hawaii – Jeff Smith stated he will try to have the complete package prior to the next Board meeting. He is to provide some data to re-bid this project versus using Shio'i Construction.
- C. Washer/Dryer Agreement Request for Proposals – The Request for Proposals have been sent out. The proposals are to be back prior to the next Board meeting.
- D. Vegetation Design for 757 Area – Rick Quinn Proposal – Rick Quinn did not complete his proposal as announced. He now states it will be ready on May 8, 2000.

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- E. Reports on Damage to Units 3C & 181B – Engineering Forensics, Hawaii provided written evaluations on both units. They will be available in the Manager's Office.

UNFINISHED BUSINESS, Cont.

- F. Oceanic Cable Installation Completion – There are several different circumstances to this issue. The majority of those left to be done should have the cable go straight down from the current hole until it hits a belly band, go parallel to the ground to the nearest vertical wall corner and go straight down to the bottom of the building and the under. The vote on this issue was four for the motion with President Larrabee opposing. The motion carried.

Several other alternative cabling scenarios existed and were approved. The Management Executive and Manager will see that the Board's decisions are passed on to Oceanic Cable and that the completion of this project will be in accordance with the Boards wishes.

- G. Ratify Decision to Keep Burns Carpenters – Director Castro moved to ratify the decision to keep the carpenters to install all the pickets. Secretary Silva seconded the motion. The motion passed unanimously.

NEW BUSINESS

- A. Expansion of the Office – Manager Peggy Hoots informed the Board the details and cost to expand the office was not yet completed. She informed the Board all the information needed would be ready for the next Board meeting.

HOMEOWNER'S FORUM

A variety of issues were discussed with the owners.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 8:26 p.m., to discuss possible legal issues.

The Board reconvened to the Regular Board meeting at 9:09 p.m.

1. The Board approved soliciting bids from Realtors to handle Association gained units.

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2. The Engineering Forensics, Hawaii invoice was approved for payment.
3. The Board approved repairing the ceiling in 181B.

DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on May 23, 2000, at 7:00 p.m., Waianae Satellite City Hall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:10 p.m.

Submitted by:


Jim Coupland
Recording Secretary

Approved by:


Alvin Silva
Secretary

MINUTES OF THE BOARD OF DIRECTORS'
EXECUTIVE SESSION MEETING OF
MAKAHA VALLEY PLANTATION
TUESDAY, APRIL 25, 2000
WAIANAE SATELLITE CITY HALL

The Makaha Valley Plantation Board of Directors Executive Session came to order at 8:26 p.m.

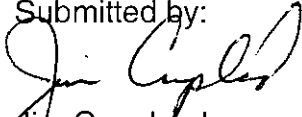
A. Delinquent Account Actions

1. Units 54C & 122C – Owner submitted a proposed payment plan. Treasurer Duke moved to accept his plan as long as he sticks to it. Director Castro seconded the motion. The motion passed unanimously.
2. Unit 34C – Director Castro moved to turn this account over to a collection agency. Vice President Sokolowski seconded the motion, which passed unanimously.
3. Unit 170A – Director Castro moved to have the attorney file a Non-Judicial Foreclosure against this owner.
4. Unit 170A – The Board asked about using the recently approved resolutions. The Management Executive will investigate.
5. Units 121C & 185B – By unanimous consent, the Board approved the attorney filing Non-Judicial Foreclosures against these unit owners.
6. Unit 122B – By unanimous consent, the Board approved the attorney filing a Deficiency Judgement against the owners.


ADJOURNMENT

There being no further business, the meeting was adjourned at 9:09 p.m.

Submitted by:


Jim Coupland
Recording Secretary

Approved by:


Alvin Silva
Secretary