

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
April 26, 2006
ON SITE -Kiana Cabana**

OWNER'S FORUM

At 6:31 p.m., the Chair opened owner's forum to allow those present to address the board. The Chair welcomed owners new to the meeting and thanked everyone for the comments and attendance. The owners forum was closed at 7: 06 p.m.

CALL TO ORDER

The regularly, scheduled meeting of the Makaha Valley Plantation Board of Directors was called to order at 7:06 p.m. by the Chair, President Monty Glover.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Monty Glover Bob Cunningham Greg Sokolowski (arrived 6:50 p.m.)
 Frank Mead Jean Connolly Marjorie Collier
 Jim Sherman

Members Absent/Excused: None

By Invitation. Tiso Maanaina, AOA Security Supervisor
 Belinda Johnson, Site Supervisor, Securitas
 Ty Tyskewicz, Branch Manager, Securitas
 Otis King, GM
 Shirley Landford, Administrative Assistant
 Sheryl Brown, CMCA®, Senior Management Executive, Hawaiiana Management Co., Ltd.

APPROVAL OF AGENDA

Director Mead to approve the agenda as presented. The motion passed with unanimous consent.

APPROVAL OF MINUTES

The minutes of the regular Board of Directors meeting of February 22, 2006, the Annual Meeting of AOA Makaha Valley Plantation and the Organizational Minutes of March 25, 2006 were approved as presented.

REPORTS

- A. Security. MVP Security Supervisor Tiso Maanaina reviewed the written report distributed at the meeting, noting the number of complaints received and citations issued. Monty commented the number of HR violations are much less for 2006, the number of complaints had increased but citations decreased. Security Supervisor Maanaina responded the increase in parking citations was due to necessary relocation of vehicles during the tree trimming.

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- B. Treasurer – Treasurer Sokolowski reported use of the new riding lawnmower has increased productivity, a savings because more labor force can be assigned to other tasks accomplishing more work. Treasurer Sokolowski reported he was working with the GM to establish a purchase order system for admin and housekeeping supplies; will initiate a similar procedure for maintenance; the GM will track purchase requests against the budget to reflect monthly and year to date expenditures and strive to keep purchases within budget allowances. Director Sherman offered to assist with software designed for this purpose.

Treasurer Sokolowski recommended accepting the Jan, Feb & March financial statements subject to audit; accepted.

2. Delinquent Accounts – Treasurer Sokolowski reported currently, the association is collecting 99% collection of monthly maintenance fees due.

Point of Order - Director Sherman reminded the owner's present there was to be no talking during the meeting as it is difficult to hear the board members.

- C. General Manager's Report – Previously distributed. The following items of note were discussed:

1. Front entry – Pending revision of design proposal.
2. Pool Salt Water Conversion – Ala Mahiku pool conversion completed. Kiana pool to be converted pending resurfacing of the walls.
3. Pool Resurfacing/Tiling – In progress and on schedule.
4. Trees – Four trees scheduled for removal as previously agreed.
5. 165 A Repairs – In progress
6. Exit gate arm – Spare arm scheduled for installation; circuitry was not damaged.

D. Committees

- (a) Security – Chair Cunningham commented on forming a neighborhood watch; suggested that residents take pictures of any events if possible.

- (b) Documents – Director Collier stated that review completed; no changes. Now have Steve Glanstein review after recodification of 514A.

(1) Door Mats – Director Mead stated that a specification for a door mat was previously approved and sent via email.

(2) Reduce Quorum% - The Board agreed the quorum should be reduced to only 40%.

(3) Review Docs for Previously Adopted Policies/Guidelines – Secretary Jean Connolly was asked to review past minutes and note past actions taken, policies or guidelines adopted, etc. with Director Mead assisting. The SME suggested review of the minutes for the past ten (10) years. The board unanimously agreed.

- (c) Personnel - Deferred to Executive Session.

- (d) Budget & Finance – No report.

- (e) Communications – The Chair announced he would no longer be monitoring the Yahoo discussion board and referred everyone to the MVP website www.makahavalleyplantation.org. The Chair encouraged board members to assist with responses and monitoring. Director Mead requested posting of a notice on Channel 2 requesting furniture donations to supply a need for identified residents. Director Mead noted there is too much wording on Channel 2 and some information has been posted too long; suggested placing items on a tickler for rotation such as speed limit, HR reminders, etc; suggested positive broadcasts also to include video of the MVP crew “at work”, with narration. The Chair stated that video can be added to Channel 2 but audio could not be implemented at this time. The GM was instructed to contact Oceanic Cable to determine the capability and costs of adding audio to Channel 2. Director Mead volunteered to donate a \$1500 video camera to MVP for use with information broadcasts.

RECESS

The meeting was recessed at 7:56 p.m. and reconvened at 8:01 p.m.

UNFINISHED BUSINESS

A. Structural Investigation for Water Intrusion (Smith Hawaii)

1. Structural Investigation – The GM reported that almost 400 surveys had been received and forwarded to Smith HI. Mike Smith had previously informed the GM that it will take some time to review all the surveys. Report pending.
2. Unit repairs – Director Mead moved to ratify work done by Island Mold at a cost of \$483.60 to retexture and paint ceilings to match, in completion of destructive investigative repairs. The motion unanimously passed.

- B. A/C Guideline – Director Sherman moved to approve a/c guideline as previously distributed. The motion passed with unanimous consent.

Note: Director Sherman reminded the Chair the meeting was 45 minutes behind schedule.

- C. A/C Covers – The board unanimously agreed that owners would be responsible to hire their own contractor to construct and install the approved a/c cover. The SME recommended a drawing and construction specification for a/c covers for distribution to owners. Director Sherman moved to authorize Mike Smith to provide a professional drawing and specifications for a/c covers. The motion unanimously passed.

NEW BUSINESS

A. Owner Correspondence –

1. Modification request for washer/dryer installation – The board ratified a decision to approve the request. The proper permit has been provided to the MVP office.
2. Water pressure – The board unanimously agreed to deny the owner's request for reimbursement of damages due to water pressure.
3. Owner Letter – The board considered the owner's request for an approved door mat.
4. Appeal \$25 fine – The board unanimously ratified a decision to waive the fine as requested.

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B. Pool Coping – Director Sokolowski moved to ratify the bid from Gemini Pools in the amount of \$14,000 to replace the Kiana pool coping. The motion unanimously passed.

EXECUTIVE SESSION

The board entered executive session at 8:21 p.m. and reconvened into regular session at 8:35 p.m.

NEXT MEETING

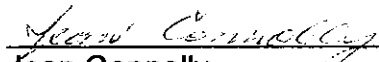
The next regularly scheduled Board of Directors meeting will be held on Wednesday, May 24, 2006, 6:30 p.m. at the Kiana Cabana on site.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 8:37 p.m.

Submitted by:

Hawaiiana Management Company,
Agent for Makaha Valley Plantation
Sheryl Brown, CMCA®, Senior Management Executive,
Recording Secretary


Jean Connolly
Secretary, Board of Directors
AOAO Makaha Valley Plantation