

ASSOCIATION OF APARTMENT OWNERS

MAKAHA VALLEY PLANTATION

MINUTES - Board of Directors Meeting

- Date:** April 28, 1992
- Place:** Makua Room, Sheraton Makaha Resort
- Present:** Charles Houtchens, Tom Youngblood, Blythe Thomas, Virginia Eskola, Dick O'Donnell
- By Invitation:** Marie Calder-Clayton, Management Executive: Emerald Souza, Assistant Manager: Hope Cosper - Administrative Assistant: David Roesler, Security: Betty Thomas - 181A: Bob Schlegel - 157A: Betty O'Donnell - 196A: Tom Powers - 88A: M/M Charles P. Grahl - 123C: Wm. Figgis - 193-A: Aldene Doherty - 184B: Dorothy Smith - 34A; Cecil Bindel - 10C: Ruth Swinney - 118-A: Bob Eskola - 87C: Bonnie Sorensen - 2B: M/M Cliff Weber - 163A: Gladys Singleton - 55A.

A quorum being present, President Houtchens called the meeting to order at 7:00 PM.

The Minutes of the meeting of February 25 were approved unanimously as distributed. Secretary Thomas advised however, that there was an error in the January 1992 Minutes in the New Business, Section 3) the motion reads "to supply the financing on a 7-year lease" - this should read on a "5-year lease".

Correspondence

- 1) Winston - 61-C - Information
- 2) Nakatani - DNEN - Moved to New Business
- 3) Horner - Insurance Factors - Information
- 4) Akahi - Contract - Moved to New Business
- 5) Harris - 154-A - Moved to New Business

Reports of the Officers

Reports of President Houtchens and Treasurer Eskola are attached.

Unfinished Business

- 1) House Rules Changes - President Houtchens advised that there had been a minor discrepancy in the rules in the House Rules and those posted at the pool. A change was made in the Pool posting to overcome this situation, and there will not need to be a House Rule change.
- 2) TV Bulletin Board - President Houtchens and Secretary Thomas reported that they had contacted Oceanic Cablevision. Due to the fact that their cable feed goes from MVP to Hale Molokai, it will be necessary to filter out the channel 2. This will cost \$5027.00 more than we had previously thought. Discussion followed with input from the owners in attendance. Moved by Dick O'Donnell that we proceed with the purchase of the Bulletin Board and authorize Oceanic Cable to proceed with the necessary installation. Carried Unanimously.

New Business

1) Accident-Free Days Winner for February was Tim Kahooilihala, and for March was Owen Jackson.

2) Ratification of Telephone Vote hiring Dan Sullivan to perform the 1992 Audits. Ratified unanimously.

3) Ratification of Telephone Vote re hiring of Attorney Gail Nakatani, who left the Dinman, Nakamura, Elisha & Nakatani on April 15. Ratified Unanimously. At this point, it was noted that Ms Nakatani had started her own practice on April 15, and on April 20th was nominated as a Circuit Court Judge. She was confirmed on April 27. Pres. Houtchens and Secretary Thomas interviewed Philip Lahne at Dinman, Nakamura, Elisha and Lahne. He was recommended by Ms Nakatani. He advised that he would be happy to represent us, but that he no longer did litigation. He advised that if we took him on, he would have, under his supervision, Ms Diane Taira, who was an accomplished litigator. Moved by Tom Youngblood that we retain Dinman, Nakamura, Elisha and Lahne as our attorneys, with Philip L. Lahne as the main attorney. Carried Unanimously.

4) Extension of the fence. A discussion was held regarding a quote provided by Pacific Fence Inc. re adding a double drive-in gate, a walk-in gate and sufficient fencing to fence in the area from the back gate to Huipu Drive, at a cost of \$14,198. Moved by Dick O'Donnell that we instal the gates and fence as proposed at \$14,198, plus tax. Carried unanimously.

5) Golf Carts. Problems with our existing second-hand carts are a daily problem. A quote received from Golf Concepts for 4 EZ-60 trucks and 6 EZ-60 golf carts for \$38,681 plus tax. GECC Financial will finance these on a 5-year lease at a cost of \$852.00 per month. Discussion was held, and it was decided to have Cliff Weber research this further and report at the next meeting.

6) Harris 154-A - Appeal of fine. All members had read the appeal. After discussion, it was moved by Tom Youngblood that the appeal from 154-A (Harris) be denied. Carried unanimously.

7) Florendo - 192-B - Appeal of fine. All members had read the appeal. After discussion, it was moved by Dick O'Donnell that the appeal from 192-B (Florendo) be denied. Carried unanimously.

Next meeting will be held on Tuesday, May 26th, 1992, in the Makua Room, Sheraton Makaha Resort & Country Club at 7:00 PM.

The meeting was adjourned at 9:00 PM.

W. Blythe Thomas, Secretary

Report of the President

April 1992

This being the first meeting since the Annual Meeting, I will address questions asked by owners at the Annual Meeting. Ms. Laronal of 152-C, requested an erosion check, due to a crack in her unit. The land there is perfectly flat, and my check indicated no erosion. The hair line crack is possibly due to building settling over the years. Since I am very familiar with construction, I realize that a hairline crack of this nature is very easy to repair.

The second item was from Don Hibbard who suggested lines on the bottom of the pool. We feel this is worthwhile investigating the next time the pool is drained.

Barbara Grimes of 191-B spoke on the parking lot at the back gate. A follow-up with National Mortgage produced results. I believe there was considerable pressure exerted on National Mortgage and they started towing vehicles on April 5th, 1992. That area to this date is perfectly clean, with no garbage and no vehicles. As a matter of fact, it worked so well, that I contacted Ala Kahookele of National Mortgage to find out who they were using to tow and how it worked. After that, I contacted Landis Ornellas of Makaha Valley Incorporated, and after a long discussion he agreed to possibly sign a contract with Mel's Towing. Three days later, the contract was signed, and vehicles started disappearing from Huipu Drive on April 19th, 1992. Since that time, the parked vehicles on Huipu Drive have virtually disappeared.

Tom Powers of 88-A, questioned trash under the steps and stairwells. We have had our janitorial staff and the gardeners cleaning this periodically.

Jim Clifford of 122-C noted damage to stairwells by movers. We're taking this into consideration, with the purchase of stair-walkers which we will require movers to use. Certain details still have to be worked out.

Claude Davis of 14-C commented on vehicles on property without up-dated safety stickers, plates, etc. Our Security is daily removing several of the bugs !!



Owen Finsted of 84-A suggested re-numbering of stalls to possibly thwart burglaries. Some of the Board Members and some of the Office Personnel have discussed this. The idea is excellent - but to this time, we have come up with no reasonable ideas to do this. Mr. Finsted, if you can come up with something, we'll be happy to listen.

Jan McClure of 99-C requested help with postal deliveries, including sufficient parcel boxes and keys that can be read. Mr. Thomas contacted the Waianae Postmaster, and within a few days many improvements had been made. Jan informed us that she can now get into her own mail box, has sufficient room for most packages and can find them when they are left.

Jean Pfeiffer, 138-A, spoke on raggedy drapes on some of some of the units. To this date, several tenants and homeowners have been advised to replace their drapes.

Wayne Thompson, 130-B commented on some bald spots on the lawns. After several hours of walking and viewing the property, a letter was sent to Mr. Hogue of Akahi Services giving him until June 1st to get things in order, or the Board will be forced to take steps to request quotes from other landscape companies. This letter to Mr. Hogue and his response have both been read at this meeting.

In Inga's Realty Spring 1992 Newsletter, Inga wrote a compliment to the Makaha Valley Plantation, which I feel is probably the best compliment we have had since I became President over three years ago. For those of you who did not receive Inga's Newsletter, I would like to quote the first paragraph:

"Makaha Valley Plantation"

"We were pleased to attend the most enjoyable Annual Meeting ever conducted by Makaha Valley Plantation. We congratulate the Plantation on the dramatic improvements over the last few years. Implementation of such ideas as the registration process and monetary fines for violations have really helped to decrease tenant problems." Inga - our sincere thanks goes out to you for this very nice compliment.

As of about two weeks ago, all the heat pumps in the Plantation were activated. I am very pleased with the results. On April 22nd, I personally signed the ticket for the gas delivered that day. The usage was only 459 gallons. I talked to the driver after signing the ticket. He said the tanks really didn't need filling and he probably wouldn't be back for a couple of weeks. Up until now, these tanks were usually filled twice a week.

As many of you know, our attorney, Gail Nakatani has been appointed as a circuit court judge. Her nomination was made just four days after she went into private practice. Many letters were written back and forth, some of which have been or will be read at this meeting. We sent testimony to the Senator Ann Kobayashi and the Members of the Judicial Selection Committee, recommending that Ms Nakatani be accepted. Our Congratulations to Gail, who handled Plantation affairs in superb fashion for the last several years.

In the Annual Meeting Minutes package which we hope will be mailed out this weekend, there will be an article which pertains to renting to persons involved in drug handling. I highly recommend that you read and understand this article. Please urge your rental agents to do a thorough background check so that your property will not be seized.

About two and a half years ago, the Board authorized the purchase of a roto-rooter. I finally encouraged this purchase to be made. On April 21st we took delivery of our roto-rooter at an approximate cost of \$1400.

The monthly parking receipts for February were \$4,272 and for March \$4,543.

The Approval Forms which we sent out at the end of January have been coming in. As of April 24th, the following are the results:

For the existing fence, 64.5723 %
For the fence extension, 58.1499 %
and for the installation of awnings, 54.5736%.

This indicates that all of these items have been approved, and we are still receiving votes almost every day.

Charles Houtchens, President.

TREASURER'S REPORT
March, 1992

Total Receipts for March, 1992		\$ 126,068.36
Operating Expenses March, 1992	109,643.94	
Major Improvements March, 1992	0.00	
Total Operating Expenses for March, 1992		109,643.94
Total Operating Surplus/(Deficit)		16,424.42
Total Association Cash & Reserves		285,438.17

Virginia Eskola, Treasurer.