

MINUTES

Date: April 28, 1994

Place: Waianae Sacred Hearts Church

Present: President Wayne Thompson, Vice President Cecil Bindel, and Treasurer David Duke

Excused: Secretary Melody Murphy and Director Blythe Thomas

By Invitation: Resident Manager Charles Houtches, Assistant Manager Emerald Souza, Administrative Assistant Peggy Hoots, Property Manager Jim Coupland (Hawaiiana Management, Art and Kay Jacobs (32A), Gill Patterson (166A), Aldene Doherty (184B), Gerald Hatt (186A), Barbara and George Van Blyenburg (196A), Irene Houtchens (47A), Theresa Garner (44A), Bret Pardew (82A), E. Mahoney (115A), Frank Slitti (91C), Tom Powers (88A), Herb and Camille Earnett (62C), S. Brawley (13A), Sandy Grant (192A), Gladys Singleton (55A), Natalie Robinson and Marcy White (83A), Ingaborg Yoon (69C), M. Prebula (170A), Cliff and Maggie Weber (163A), Carol and Al Seda (106B), Alvin Silva (42A), Bette Larrabee (50A), Debby Buono and Sharyl Laleo (129C), and Bonnie Harwick (141A)

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

Approval of Minutes of the March 5, 1994 Annual Meeting and the Regular Board Meeting of March 28, 1994: After discussion it was the consensus of the Board that the matter of the Annual Meeting Minutes be deferred to Unfinished Business and that approval of the Minutes of the March 28, 1994 meeting be deferred to the next meeting.

Correspondence:

Ron Corp.(102C) - It was the consensus of the Board that this matter be deferred to New Business.

Sugar Kane Realty - It was the consensus of the Board that this matter be deferred to New Business.

CPA Bids - President Thompson notified the Board that he had received 3 bids from CPA's for the annual audit.

Reports of Officers:

Attached to these Minutes and becoming a part hereof are the reports of officers.

Resident Manager's Report:

Attached to these Minutes and becoming a part hereof is the report of Resident Manager Houtchens.

Committee Reports:

Computer Committee - Attached to these Minutes and becoming a part hereof is the report of the Computer Committee.

UNFINISHED BUSINESS

Pressure Reducing Valves. After discussion it was the consensus of the Board that a down payment of \$5,555 be paid to Diversified Plumbing to replace 9 pressure reducing valves, that the remainder of \$5,555 be paid on completion of the job, and that the job commence in May, 1994.

Annual Meeting Minutes. After discussion it was the consensus of the Board that Bonnie Harwick (141A), Jerry Hatt (186A) and Cliff Weber (163A) form a committee to approve the 1994 Annual Meeting Minutes.

Insurance. President Thompson notified the Board that he was still trying to obtain bids.

Upgrading Bylaws. President Thompson reported that he called Association Attorney Reid Nakamura and authorized him to send the bylaws to Parliamentarian Steve Glanstein for review.

Pest Control. It was the consensus of the Board that this matter be deferred to the next meeting as the Board is still evaluating bids.

Awnings. After considerable discussion on this issue, it was the consensus of the Board that this matter is between individual owners and the awning company.

NEW BUSINESS

Copy Machine Rates. After discussion it was the consensus of the Board that rates for copying the homeowners list, financial statements, insurance policies and sales packets be set by the Board at a later time.

Managing Agent Proposals. President Thompson informed the Board that we will be accepting bid proposals from managing agents and that he had met with and delivered 5 bid packets to different companies today.

Neighborhood Watch. As Officer Randy Luna from HPD, Neighborhood Watch Section, could not attend this meeting, it was the consensus of the Board that President Thompson invite him to the next meeting.

Log Sheet for Improvements and Repairs. President Thompson informed the Board that the front office has made available a log sheet for improvements and repairs to the grounds and common areas.

MVP Documents Available in Office. President Thompson informed the Board that in accordance with Chapter 514-A.83.5, Paragraph C, MVP documents will be made available at cost to owners at the front office.

Hire Two Part-time Security Guards. After discussion it was the consensus of the Board to hire two part-time security guards for a cost not to exceed \$2,000 and that a security budget study be made when the \$2,000 mark is met. The guards will be paid \$6.50 per hour and will be used as on call replacements.

Third Pay Phone. President Thompson reported that he had spoken to Mr. Kato at Hawaiian Telephone and that a pay phone will be installed near the quiet pool at no cost to the Association.

Waiting Table at Front Office. President Thompson moved the

acquisition of a table for the front office lanai. After discussion where Treasurer Duke suggested that the purchase be delayed until we see how the budget looks, it was the consensus of the Board that this matter be delayed until a future meeting.

Press Gaining Entrance. After discussion it was the consensus of the Board that the President and whoever he delegate in his absence, has the authority to let the press into MVP.

Tree and Plant Trimming. After discussion it was the consensus of the Board that after a request has been received to trim a certain tree or bush, the residents of the immediate area be surveyed and that the final decision to trim or not trim will be made by the Board based on the wishes of the majority of the affected residents.

Violation Letters. After discussion it was the consensus of the Board that violation letters will remain as is until the Board changes the wording.

Front Office Notary. Treasurer Duke moved that, Administrative Assistant Peggy Hoots become a notary for the Association at a cost not to exceed \$125. The motion passed unanimously.

Board Training Seminar May 18, 1994. Treasurer Duke moved that the Board members be authorized to attend Board training, and cost incurred will be borne by the Association.

Budget Resolution (Unbudgeted Expenditures). Treasurer Duke moved that any request for unbudgeted spending must include a written justification for the expenditure in addition to a written plan indicating where the money for the expenditure is to come from. The resolution passed unanimously.

Employee Favoritism toward Rental Agents. Attached to these minutes and becoming a part hereof is a resolution moved by Treasurer Duke prohibiting employees from showing favoritism to any rental agent. The motion passed unanimously.

Operating Businesses From Apartments. After discussion concerning the difficulty of enforcing this bylaw, it was the consensus of the Board that this matter be deferred until it can be clarified.