

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
WEDNESDAY, April 28, 2004
MAKAHA RESORT & GOLF CLUB

CALL TO ORDER

The regularly, scheduled meeting of the Makaha Valley Plantation Board of Directors was called to order at 7:25 PM by President Glover.

ESTABLISH A QUORUM A quorum was established.

Members Present: President Glover, Vice president Castro, Treasurer Sokolowski and Directors Cunningham, Mead, and Sherman.

Excused: Secretary Collier

By Invitation. Otis King GM, Shirley Landford OM, Robert Ward OpM and Rich Wolter, Hawaiiana Management Co.

HOMEOWNER'S FORUM – Homeowner's Forum was held prior to the regular meeting.

Approve Revised Agenda

A. Treasurer Sokolowski moved to approve the agenda. The motion was approved by unanimous consent.

Reading of the MINUTES

A. Minutes of the March 24 , 2004, regular Board meeting. Treasurer Sokolowski moved to approve the March 24, 2004, minutes. The motion was approved by unanimous consent.

B. Annual meeting Minutes of March 6, 2004. President Glover moved to accept the Annual meeting minutes of March 6, 2004, for form and content. The motion was approved by unanimous consent

C. Organizational meeting Minutes of March 6, 2004. President Glover moved to approve the Organizational meeting minutes of March 6, 2004. The motion was approved by unanimous consent

REPORTS

A. Security. GM King provided an oral report.

B. Treasurer

1. Financial Statements for February & March 2004. Treasurer Sokolowski provided an oral report and moved to accept the February and March 2004 financial statements, subject to audit. The motion was approved by unanimous consent.

2. Delinquency. Tabled for the Executive session

C. Management. GM provided an oral and written (on file at the Association office) report.

D. Committees

1. Security-Robert Cunningham provided an oral report and announced the next meeting for May 12, 2004.

2. Building. GM Otis King . No report

3. Grounds-Steve Deleconio. provided an oral & written report

4. Rules-Christina Cure provided an oral report

5. Personnel. Greg Sokolowski provided an oral report

6. Budget & Finance. Greg Sokolowski provided an oral report. (See Financial Statements above.)

7. Communications. Monty Glover provided an oral report.

8. Community Advisor. Monty Glover

UNFINISHED BUSINESS

A. Maintenance Building. Deferred

B. Rescind Budget-personnel lift device. Vice president Castro moved and Treasurer Sokolowski seconded the motion to rescind the budget allocation of \$20, 000., providing for the purchase of a personnel lift devise. The motion was approved by unanimous consent.

C. Conduct hazardous material test of maintenance building coating. Treasurer Sokolowski moved to approve the RFP from Global Environmental services to test the coating of maintenance building for hazardous materials. The motion was approved by unanimous consent.

D. Shutter enclosures for the Kiana pool cabana. Treasurer Sokolowski moved to purchase shutter type enclosures for the Kiana cabana at a cost not to exceed \$4,000. The motion was approved by unanimous consent.

E. Security surveillance system-pool areas. Deferred.

F. Front entry electronic gates. Deferred

NEW BUSINESS

A. House Rules change. Director Mead moved to modify the house rules, dated October 8, 2003, Section M, deleting paragraphs 2, 3, 4, 5, 8, 9, 13, & 15 and numbering the remaining paragraphs sequentially from paragraph 1. The motion was approved with five (5) directors, who voted to approve the motion and one (1) director, Castro, who was opposed.

B. During the Executive Session the Board approved recovery of unpaid and delinquent maintenance fees, five HR violation appeals were heard and granted, five HR violation appeals were reviewed and the fines were confirmed and one alteration request for unit 44C was approved.

EXECUTIVE SESSION

President Glover moved and Vice president Castro seconded the motion to adjourn the regular meeting for an executive session to discuss personnel and legal issues. The meeting was adjourned at 9:16 PM for an Executive session. The regular meeting was reconvened at 10:45 PM

NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be May 26, 2004, and the location is to be determined. The next annual meeting is scheduled for March 5, 2005.

ADJOURNMENT

Noting no other business on the agenda and hearing no objection, President Glover adjourned the meeting at 10:46 PM

Submitted by:
Makaha Valley Plantation

Roberta Castro
Vice president
Secretary Pro Tem

Hawaiiana Management Company
Agent for Makaha Valley Plantation
R. C. Wolter
Association Manager
Recorder

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Owners' Forum

1. 175B-water leak, ceiling
2. 044C-install alteration for dishwasher
3. 048C-lanai leak
4. 105A-water leak
5. 039C-ground maintenance procedures; speeding; noisy autos
6. 192C- speeding; reopen back gate.