

ASSOCIATION OF APARTMENT OWNERS - MAKAHA VALLEY PLANTATION

MINUTES - Board of Directors Meeting

Date: May 16, 1989

Location: Waianae Public Library Meeting Room

Present: Charles Houtchens, Blythe Thomas, Tom Youngblood

Excused: Charles Loomis, Loretta McDaniel

By Invitation: Betty Thomas-181A: Aigene Doherty-184B: M/M Jim Johnson-21C: Bruce Brown-80C: M/M Floyd Smith-34A: M/M Oscar Ford-160A: M/M Cliff Weber-163A: Michael Williams-172B: Tom Powers-88A: M/M Robert Houser-29.

A quorum being present, President Charles Houtchens called the meeting to order at 7:05 PM.

Mr. Johnson noted the oversight of the dissolution of the Grievance Committee and the ByLaws Committee in the April Minutes. With this correction, the Minutes were approved.

Correspondence Secretary Thomas read a letter from Marvin Tweedy owner of 9B, complaining of lack of enforcement of certain rules. Secretary Thomas read his reply to Mr. Tweedy assuring him that rules will be enforced.

Letter from Mr. and Mrs. Houser Unit 29 with reference to Resident Manager Savedra.

Letter from Mrs. McClure, Unit 99C, requesting we check re change of Shuttle Bus hours to 11PM: noise from Sheraton Makaha Resort: requesting someone attend Neighborhood Board meetings and report each month: problem with postman who opened her screen door during her absence and did not close it securely causing the wind to break upper hinge: requesting increase of number and size of Postal Package Boxes.

Letter from Security Captain James Morrow requesting he be supplied with a pager in order that the staff can contact him at any time if an emergency situation should arise.

Letter from John Ramsey, Hawaiiana Management, enclosing a premium notice from Jardine, Emmet and Chandler, (carrier is First Insurance Co. of Hawaii, Inc.), for \$14,422.80 - some \$1,402.20 lower than last year - for the Workers Compensation Plan. Premium to be paid prior to June 18.

Several letters received from Mr. Houser-29, Mrs. Houser-29, Mr. Brown-80C and from Mr. Paterson-89C with suggestions and recommendations which will be taken into consideration. These letters were distributed to the board members but not read.

Officer's Reports: None

Property Manager's Report: In the absence of Treasurer McDaniel, Mr. Ramsey gave a financial report.

April Revenues	\$112,549.94
April Expenses	\$ 92,645.23 including \$24,207.78 for Paint Payment
Surplus	\$ 19,904.71
Reserves	\$108,848.64

Resident Manager's Report: Resident Manager Savedra's report is attached.

Committee Reports Research Chairman Cliff Weber reported on one company which came out to check the condition of the parking lot, and to prepare an estimate for resealing. He stated that we do expect to have to reseal the parking lot within the next short time. This company has not yet provided a complete estimate but gave a rough figure of approximately \$90,000. Another company will cover the area May 17th and prepare an estimate, with a third invited to do likewise. Mrs. Weber also reported that she had spoken to Hawaiian Tel. who will supply another two pay telephones at each pool area, either inside or outside. This would permit calling to 911 in case of emergency at the pools without using coins. Mr. Weber also reported that he was going to check further into the antiquated Enterphone system and report as soon as possible.

### Unfinished Business

Decals - tabled from previous meeting - President Houtchens asked to table again due to complete board not being available.

Accident-Free Days - Mr. Youngblood went through his report, then moved as follows - that employees be rewarded for cumulative accident-free days based on the following format: thirty days \$100.00, sixty days \$150.00, ninety days \$300.00 at which time the count will start over. The money winner will be determined by lottery at each regularly scheduled board meeting. The Resident Manager will administer this program in coordination with Hawaiian Management. The program day-count will start on June 1st, 1989. Money-winner employees must be full-time or reportable on-call - that is, part-time employees. Carried unanimously.

Visitors No-Fault Insurance - With reference to the "Scrapbook" excerpt read at the April meeting regarding visitor no-fault insurance. President Houtchens asked permission from the board to put this into effect at the Plantation. Considerable discussion followed - the most important points being that vacationers with rental vehicles might not have no-fault cards. However, it was noted that rental vehicles are marked and could be identified without problem. Another problem was that this may cause a traffic jam at the gate during rush-hour, but it was felt that the guards could probably handle this without too much confusion. President Houtchens passed the "Scrapbook" item out for the home-owners to read.

While this was done, President Houtchens reported that he had held a report which should have been made last month, but he had wanted to speak to our attorney before bringing it up. This report is attached. Mr. Houtchens reported that our rental parking stalls are now being renumbered in accordance with the original plat. In this manner, we will have a proper control through a spreadsheet kept at the Front Office. This will also save time in painting out the numbers each time a different person rents the unit.

Mr. Johnson advised that the board at a special meeting on March 30 tabled the requirements of staff. At the special meeting on April 11, it was moved that the personnel requirements be accepted. Mr. Johnson felt that these changes should not have been made without advice to the owners. Pres.

Houtchens apologized, advising this should have been done.

Pres. Houtchens reported that there had been nothing from our attorney regarding the Rental Agents Compromise.

Discussion then returned to the No-Fault Insurance. It was recommended that the Security Captain be requested to attend the next meeting and see what his suggestions might be. This tabled to next meeting.

### New Business

Grant - 192A. Our employees repaired the lanai above unit 192-A. In so-doing they spilled some of the sealant onto the astro-turf on 192-A, then walked on

it. Mrs. Grant is asking \$50.00 to repair this problem. Board approval granted and Mr. Ramsey asked to forward the check.

K. J. Luke Units - appeared that the Plantation had a lien on 18 of Mr. Luke's units. This caused numerous problems when realtors attempted to sell these units. Neither the attorney nor Hawaiiana Management could find any cause for this, and the liens were released. Mr. Powers recollected that there had been a lien many years ago, but these had been paid.

Secretary Thomas read a letter regarding a C. A. I. seminar for the Federal Fair Housing Amendments Act 1988. It was agreed that Mr. Youngblood would attend this seminar on June 24, at a cost of \$70.00.

Re letter from Mrs. McClure - recommend that petitions be circulated to see if we can get The Bus to extend the service hours. Re Neighborhood Board meetings, it was recommended that Mrs. McClure be asked to represent us at the meetings and report to us. Re the Post Office boxes, we have no control as the Post Office tells us with what they are supplying us. Mr. Johnson suggested that Action Certificates be supplied and sent to the Post Office. Letter from Security Captain Morrow - agreed that we should supply a pager as soon as possible. Mr. Youngblood and Mr. Johnson both confirmed that these are an excellent investment. Approved to supply a rented pager on a one-year contract at \$21.00 per month.

Pres. Houtchens advised the next meeting would be held in the Waianae Public Library Meeting Room on June 20.

At 9:05 PM, the President then advised that the Board would go into Executive Session to discuss on-going litigation.

The meeting was called back into session at 9:37 PM.

Pres. Houtchens advised that we must discuss a wage increase for Security Officers. We are presently unable to hire good guards at less than \$5.00 per hour. It was agreed unanimously that all wages for Security Officers be increased immediately with a starting wage of \$5.00 per hour and other wages to be adjusted accordingly.

A letter from DNEN&N reported that Mr. Heller, 47-C, had agreed to settle their outstanding debt with the Plantation for \$1966.87. Their total outstanding was \$2945.67 (a difference of \$978.80). We do not have proof of the difference, due to the loss of documents in the changeover of management companies. It was agreed unanimously that this amount should be accepted rather than go into litigation.

A short discussion followed re marking off small delinquencies, which is done on a regular business. Unanimous agreement.

Meeting adjourned 9:45 PM.

  
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W. Blythe Thomas, Secretary.\*