

Makaha Valley Plantation  
Regular Board Meeting  
Minutes

Date: May 17, 1988

Place: Hawaiiana Management's Conference Room

Present: President Maybelle Yeomans, Vice President Steve Kirk,  
Secretary Linda Powers, Director Tom Youngblood and Asst.  
Secretary Jim Johnson

Excused: Treasurer Chuck Loomis (off island)

By Invitation: Dick Gourley (Hawaiiana Management), Resident Manager Wally  
Savedra, M/M Cliff Weber (163A), M/M Blythe Thomas (168B),  
M/M Bob Houser (29), Dorothy Smith (34A) and M/M Charles  
Houtchens (47A)

Call to order:

Having a quorum present President Yeomans called the meeting to order at 7:05 PM.

Minutes:

Director Youngblood moved and Secretary Powers seconded adopting the minutes of the Regular Meeting of March 15, 1988. The motion passed unanimously.

Correspondence:

Wechsler (146C)—Resident Manager Savedra reported that he would keep exerting neighborly pressure to keep junk cars off the property next door.

Capital Investment (re. Don's Bus Service)—President Yeomans reported that she would continue working with the bus service. It was the consensus of the Board that the rest of this matter be deferred to Unfinished Business.

Property Manager Gourley to Swinney (92A)—It was the consensus of the Board that no further action was necessary.

Larson (62B)—It was the consensus of the Board that this matter would be discussed under Unfinished Business.

Salondaka (155A)—It was the consensus of the Board that <sup>this</sup> ~~miss~~ matter shall proceed according to established policy with regard to the collection of delinquencies.

Thomas (168B)—The Board expressed its appreciation on behalf of the employees for the compliments.

Matlock (145A)—It was the consensus of the Board that this matter be discussed under new business.

Lynch (60A)—It was the consensus of the Board that Secretary Powers notify Mr. Lynch that a copy of his letter has been forwarded to Mrs. Swinney and that he should contact the Board if he has any further problems.

McIntosh (7B & 28B)—It was the consensus of the Board that Property Manager ask the attorney about this matter.

Smoke alarm letter—Resident Manager Savedra reported that many owners had responded.

McCray (153B)—It was the consensus of the Board that this matter would be discussed under Unfinished Business.

Honolulu Mortgage (153C)—It was the consensus of the Board that this letter be added to the owner's file at Hawaiiana Management.

Brown (Tenant of 90A)—It was the consensus of the Board that a copy of this letter be forwarded to Mrs. Swinney.

Tom Powers & Assoc., Inc.—It was the consensus of the Board that this matter would be discussed under Unfinished Business.

Resident Manager's Report

Attached to these minutes and becoming a part hereof is the report of Resident Manager Savedra.

Property Manager's Report

Attached to these minutes and becoming a part hereof are the financial reports for March and April.

Unfinished Business

- A. School Bus Hours—Vice President Kirk moved and Director Youngblood seconded amending the House Rules to state that no children shall be allowed to wait at the bus stop(s) for school buses earlier than 6:45 AM.
- B. Unauthorized Alterations—President Yeomans reported on the status of the suit filed to compel removal of the ramp.
- C. Pool Furniture—Secretary Powers moved and Treasurer Kirk seconded allowing Resident Manager Savedra to spend up to \$400 per month to build pool furniture. The motion passed unanimously.
- D. Businesses on the Property—President Yeomans reported that the attorney will be following up on this matter.
- E. Security Golf Cart—It was the consensus of the Board that Resident Manager Savedra seek the counsel of the police department as to the effectiveness of such a purchase and that he report at the next meeting.
- F. Faucet Shut-off Valves—It was the consensus of the Board that Resident Manager Savedra research alternatives and report at the next meeting.

New Business

- A. Car Wash Hours—It was the consensus of the Board to extend the car wash hours to 6 PM.
- B. Newsletter—It was the consensus of the Board that the newsletter be sent to owners as amended.
- C. Hale Mololokai—It was the consensus of the Board that President Yeomans obtain a legal opinion on how to proceed to prevent Hale Mololokai residents from having any future claim to ingress and egress across Makaha Valley Plantation.
- D. Height Pay—It was the consensus of the Board that maintenance personnel be paid an additional \$1 per hour when working on high trees or structures, provided that the people wear the long spikes when climbing trees.
- E. New Boiler—It was the consensus of the Board that Resident Manager Savedra may spend up to \$4,200 for a new boiler when needed.
- F. Tennis Court—It was the consensus of the Board that Resident Manager Savedra investigate costs for repairing and resurfacing the tennis court.

G. Vice President Kirk's Resignation—It was the consensus of the Board that Mr. Kirk's resignation be accepted with regret and that the Board shall select his replacement at the next meeting.

At 9:02 PM President Yeomans adjourned the meeting to executive session to discuss personnel matters. The meeting was called back to order at 10:04 PM.

H. Smith's Fine—It was the consensus of the Board that Mr. Smith's fine should be held in abeyance until the next incident due to his current ill health.

I. Resident Manager's Remuneration—It was the consensus of the Board that Resident Manager Savedra's salary should be increased \$33 per month retroactive to January 1, 1988 in order to comply with the intent voiced when the budget was formulated.

J. Wage Scale Policy—It was the consensus of the Board that Asst. Secretary Johnson make the adjustments discussed in executive session and send copies to the Board prior to the next meeting.

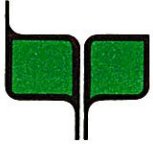
K. Leak at 177A—It was the consensus of the Board that President Yeomans and Director Youngblood inspect the area of damage and determine if the Association is responsible for payment.

Next Meeting: 6:00 PM, June 21, 1988 at the ~~Sheraton Makaha Resort~~ <sup>Hawaiiana Mgt's Conference Room</sup>

Adjournment: Having no further business to review and hearing no objections, at 10:15 PM President Yeomans adjourned the meeting.

Respectfully submitted,

  
Linda Powers  
Secretary  
Board of Directors



# MAKAHA VALLEY PLANTATION

84-786 ALA MAHIKU DRIVE WAIANA'E, HAWAII 96792

May 17, 1988

To: Board of Directors  
Makaha Valley Plantation  
From: Wally Savedra  
Resident Manager MVP  
Re: Resident Manager's Report

In addition to the ongoing routine maintenance performed on the property, the following noteworthy items have occurred since the last scheduled meeting of the Board.

#### New Water Heater:

A new 65 gal. water heating unit was purchased and installed in the 707 area boiler room. Thanks to this installation, our maintenance staff is now proficient in most aspects of water heater upkeep and repair. The total cost for the replacement and installation of the unit came to \$4,530.91. In the future, MVP maintenance staff will be able to offset any installation charges by performing the work internally.

At this time, I request authorization from the Board for the purchase of a second water heater unit. In the near future, it will be necessary to replace one of the units in the 755 area, and authorization from the Board at this time will help to eliminate any red-tape problems that might surface later when it becomes necessary to act on the problem.

#### Smoke Alarms:

To date, we have received 112 requests for either the purchase or combined purchase and installation of smoke alarms. 63 units have already gone to various apartments, and 150 additional units are on back order through Sears.

#### Fires:

It would appear that the Fire Safety Seminar for our employees a while back has really paid off. During April, we had an arson attempt in the 757 area, which was handled immediately by the Security staff. Earlier this month, a fire broke out in the 664 area dumpster, and again, a joint security/maintenance response brought the situation under control well before the Fire Department arrived.

#### Lounge Chairs:

Two prototype lounge chairs have been fabricated by the maintenance staff. They have been placed at the adult pool. The cost per chair is approximately \$100.00. If the design is favorable, I would like authorization from the Board to construct 2-3 chairs per month.

#### Hot Water Leak:

An underground break was determined to be the cause of problems with the hot water in the 707 area. The maintenance

Resident Manager's Report (cont'd)

staff located the source of the leak, and completed all excavation and repairs in two days. Again I would like to point out that the entire problem was handled internally, and no outside contractors had to be notified.

Repainting of the Buildings:

Our current paint supplier, Fuller O'Brian, is currently soliciting bids for the repainting of the project. When the bids are in, I will submit them to the Board.

Wage differential for hazardous work:

I request that the Board consider some method of wage differentials for certain duties performed around the property. Specifically, I am referring to the trimming of the coconut trees, and the lanai work performed on the scaffolding.

Respectfully submitted,

  
Wally Savedra