

ASSOCIATION OF APARTMENT OWNERS - MAKAHA VALLEY PLANTATION

MINUTES - Board of Directors Meeting

Date: May 22, 1990.
Place: Makua Room, Sheraton Makaha Resort
Present: Charles Houtchens, Blythe Thomas, Loretta McDaniel, Sandy Grant
Excused Tom Youngblood

By Invitation: Marie Calder, Management Executive, Hawaiiana Management Co.; Ron Wallwork, Resident Manager; Emerald Souza, Assistant Manager; James Morrow, Director of Security; Betty Thomas-181A; M/M Cliff Weber-163A; M/M R. Eskola-87C; Jerald Hatt-186A; M/M R. Houser-29; M/M R. Whitacre-156B; Tom Powers-88A; M/M P. Gerard-159A; Bunny Cisario-164B; Bonnie Sorensen-2B; Jody Buna-30.

A quorum being present, President Houtchens called the meeting to order at 7:02 PM.

The Minutes of the meeting of April 24 were approved unanimously.

Correspondence

1) Houser - 29 - Mr. Houtchens advised that most of the response to this letter would be found in his report.

Reports

Reports of President Houtchens, Treasurer McDaniel, Resident Manager Wallwork and Security Director Morrow are attached. Secretary Thomas advised he had no written report, but that he wished to thank Assistant Manager Emerald Souza for the great strides she has made in getting tenant information into the computer. She is close to completing the available information. He also reminded the owners that it is necessary that all resident owners keep the office advised of their license, inspection and insurance information. Since owners have permanent decals, they tend to forget that this information must be supplied to the office each time it is renewed. He also drew attention of the owners to the Homeowners Percentages on Page 3 of the Agenda. This information is attached to these Minutes.

Committee Reports - None

Unfinished Business

- 1) Fence - Ratification of Telephone Vote on installation of fence between Makaha Valley Plantation and Hale Molokai ratified unanimously at a cost of approximately \$12,000.
- 2) Insurance - Ms Calder advised that she had put out bids to the insurance carriers for our insurance coverage. One bid had come in this afternoon from First Insurance and looked very good. Our present broker, Jardine, Emmett & Chandler Hawaii have not given us a complete bid. State Farm reported that we were too big for them to cover. Ms Calder advised that our former agent at Jardine was now in business for himself. Pres. Houtchens asked her to try to contact him for a proposal. It was noted that we would have to contact him, since as a former representative of Jardine, he could not solicit business from us.

New Business

- 1) Accident-Free Days - Security Officer William Pia was the winner of the Accident-Free Days for April 1990.
- 2) Refuse Committee - The appointment of Mark Fox as Chairman was ratified. (Mr. Fox was out-of-town and unable to attend this meeting).
- 3) Disturbances - Regarding possible fines and possible liens required should fines not be paid, it was agreed to check with our Attorney to see what action should be taken.
- 4) Washer & Dryer Increase - Moved by Ms McDaniel that we leave the laundry rates alone. Ms McDaniel and Ms Grant voted in favor, while Mr. Thomas voted nay. After discussion, it was decided to hold this off for a couple of meetings. The next meeting of the Board is scheduled for the Makua Room at the Sheraton Makaha Resort & Country Club at 7:00 PM on Tuesday, June 26, 1990.

The Board went into Executive Session at 8.33 PM.

The Meeting resumed at 9:29 PM.

The meeting adjourned at 9:30 PM.

PRESIDENT'S REPORT - MAY 1990

At our last meeting, I reported that we had had some problems with Hale Mololokai with the refuse container, and that we had put a container in their area on a temporary basis. About the tenth of this month, it was all straightened out - they brought their own container in and we got ours back. As most of you know, we seem to continually have problems with Hale Mololokai. We have teenagers coming over and getting into fights with our residents: we have their tenants coming in using our pools: and we have their tenants using our laundromats. It's impossible to keep a fire extinguisher in the 665 laundromat - it's always being stolen. For these reasons and many others, the Board decided to put up a fence to separate the property at Hale Mololokai and the Plantation. This will be ratified later on during this meeting. With the problems we've had for so many years, I hope that this will be the cure. The fence should be completed this week. The fence is being erected through an agreement made by the previous Board with the former owner, Mr. Ed Yee, and is being partially paid for through that agreement.

Roughly three years ago, litigation was started because of a change to the common area at Unit 133-A. I'm pleased to report that according to our attorneys most of the disagreements have been satisfied and signed in front of a judge, bringing this suit to a conclusion. All suits from both parties have been dropped, including discrimination suits. Over the years, the Plantation was out approximately \$12,000 in attorney's fees. I am given to understand by Brian Aburano, the insurance carrier's attorney, that all except approximately \$1000 will be returned to the Plantation.

Regarding the request for an awning by Mr. and Mrs. Melchin, I was asked by the Melchin's to try to locate an awning supplier. Unfortunately, I have been extra busy with both personal and Plantation duties, and I was unable to get around to this. It will be handled and ready for discussion next month.

On May 18th, (last Friday), I had a long discussion with Landis Ornellas of Makaha Valley Inc. He advised me that the Japanese purchasers of the land on both sides of Kili Drive and some land along Makaha Valley Road have signed agreements with Capital Investments for Capital Investments to control the maintenance of Kili Drive, Huipu Drive, Ala Holo Loop and Makaha Valley Road. He assured me that within two weeks from that date that the towing of vehicles from in front of the Plantation would be started again on a 24-hour a day basis. Maintenance of Kili Drive was dropped for a time, but Landis has requested we go along with him, and he will have it restored to its normally clean condition shortly.

Our Accident Free Days lasted for some 10 months before recording a reportable accident. This month, while engaged in tree-trimming, Warney "Hana" Hanamaikai got some sawdust in his eyes. He went to the Waianae Coast Clinic and had his eyes washed out, returning to duty the following day. Goggles will be worn for this type of work from now on. I really hate to have this happen, and we now must start from scratch. If we have no more than this, we will feel that it is pretty good, in consideration of the one or two accidents a week that we had before Accident Free Days came into being.

At this time there has been no further development for the discussion on the purchase of Unit 45A by the Plantation for the Resident Manager. I hope to have something to report by next meeting.

Charles Houtchens, President.

TREASURER'S REPORT - MAY 1990

Total Receipts for April 1990.....	\$ 99,075.46
Total Operating Expenses for April 1990.....	71,966.63
Total Operating Surplus/(Deficit).....	32,707.71
Total Association Cash & Reserves.....	188,058.39

Loretta McDaniel, Treasurer.

REPORT OF THE RESIDENT MANAGER
MAY 1990

A - Grounds

- 1) As you've probably noticed, we have started trimming the trees in the areas needing it the most. This will be an on-going program.
- 2) The propagation area down by the maintenance building has been more than doubled in size, and we have added hundreds of plants. Hopefully, we will not have to buy any plants in the future, unless they are specialty items.

B - Buildings

- 1) Emerald Plumbing Co. has started replacing the water supply valves under the buildings and the work is going quite smoothly. One area (754) has been completed at this time. Water in each area will not be turned off more than two days in a week, and there will be plenty of notice given.
- 2) Notices have been sent to all apartments, asking residents to inform the Resident Manager's Office of any remaining water leaks, or interior damage caused by water intrusion that have not been repaired. We would like to finish this job and get it off our "Do" list. The outside leaks on apartments 13-B, 64-C and 104-C have been completed and inside work has been assigned to a contractor and will be the next in line for repair.
- 3) Renovation of the Resident Manager's Office has been completed, and looks pretty darn good - come by and take a gander.

Ron Wallwork,
Resident Manager.

SECURITY REPORT-MAY 1990

Visitors Passes have declined and parking complaints have been reduced since the strict enforcement of decal and registration policies. Prior to May 11, approximately 250-325 visitors passes were issued every day to guests and tenants. Since then, we are averaging between 125 and 150 visitors passes a day, down over 50 percent. Visitors Passes have been cut down by 150-175 passes a day, and Front Gate operation is smooth and efficient.

James Morrow,
Director of Security.

MAKAHA VALLEY PLANTATION

OWNERSHIP PERCENTAGES

MAY 1, 1990

<u>State</u>	<u>Number</u>	<u>Percentage</u>
Australia	2)	
Canada	30)	
Japan	3)	6.29370
Korea	1)	
Alaska	24	4.19582
California	110	19.23076
Hawaii - Resident Owners	123	21.50349
Off-Property	195	34.09092
Arizona	1)	
Colorado	3)	
Connecticut	4)	
Florida	3)	
Iowa	1)	
Illinois	3)	
Kansas	3)	
Massachusetts	6)	
Minnesota	5)	
Missouri	1)	
North Carolina	1)	
Nebraska	2)	14.68531
New Jersey	2)	
Nevada	1)	
New York	9)	
Oklahoma	2)	
Oregon	9)	
Pennsylvania	3)	
South Carolina	1)	
Texas	3)	
Utah	2)	
Virginia	4)	
Washington	12)	
Wisconsin	3)	
<u>Total</u>	<u>572</u>	<u>100.00000</u>