

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
May 24, 2006
ON SITE -Kiana Cabana**

OWNER'S FORUM

At 6:39 p.m., the Chair opened owner's forum, welcomed new owners to the meeting and opened the floor to allow those present to address the board. The Chair thanked everyone for their comments and attendance and closed owner's forum at 6:55 p.m.

CALL TO ORDER

The regularly, scheduled meeting of the Makaha Valley Plantation Board of Directors was called to order at 7:06 p.m. by the Chair, President Monty Glover.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Monty Glover Bob Cunningham Greg Sokolowski (arrived 6:50 p.m.)
 Frank Mead Jim Sherman

Members Excused: Jean Connolly Marjorie Collier

By Invitation: Tiso Maanaina, AOA Security Supervisor
 Belinda Johnson, Site Supervisor, Securitas
 Ty Tyskewicz, Branch Manager, Securitas
 Otis King, General Manager (GM)
 Shirley Landford, Administrative Assistant
 Sheryl Brown, CMCA®, Senior Management Executive, Hawaiiana Management Co., Ltd. (SME)

APPROVAL OF AGENDA

Director Sokolowski moved to approve the agenda as presented. The motion passed with unanimous consent.

APPROVAL OF MINUTES

The minutes of the regular Board of Directors meeting of April 26, 2006 were accepted as revised.

REPORTS

- A. Security. The security report from MVP Security Supervisor Tiso Maanaina had been previously distributed to the board; the high turnover of security personnel was noted.

- B. Treasurer – Treasurer Sokolowski reported the association staff was doing a great job of watching expenses with implementation of the current purchase order system. As recommended by Treasurer Sokolowski, the board accepted the April 2006 financial statement subject to audit.

C. General Manager's Report – The GM report had been previously distributed. The following items were discussed:

1. Front entry – Pending redesign by the ad hoc committee.
2. Pool Salt Water Conversion/Pool Resurface/Tiling – The GM reported the Kiana pool conversion to salt water would be scheduled now that the tile installation for the pool interior surface had just been completed; pool to be opened by the weekend.
3. Tree Removal – The GM reported the previously identified four trees had been scheduled for removal.
4. 165 A Repairs – The GM reported the repairs noted on the recent inspection report were in progress.
5. Exit gate arm – The GM reported the spare gate arm was scheduled for installation; the circuitry in the existing gate arm post unit was not damaged by the vehicle impact that broke the arm mechanism.

D. Committees

- (a) Security – Chair Cunningham commented the overhead light at the Ala Mahiku mailboxes was burned out and required replacement; inquired if there was a security camera mounted at office that encompassed the viewing area of the damaged gate arm unit and/or if an existing camera could be repositioned for coverage of the security gate arm unit. Chair Glover reported that one security camera is currently positioned to view the guard shack and one camera was mounted on the old gate arm assembly; repositioning of existing cameras would be subject to consideration of the 2006 budget and review by the board.
- (b) Documents – Deferred for recodification of 514A in July 2006 and review by Parliamentarian Steve Glanstein.
- (c) Personnel - Deferred to Executive Session.
- (d) Budget & Finance – No report.
- (e) Communications – Director Mead reported he had contacted Oceanic Cable regarding addition of music for channel 2; commented the current broadcast information should be revised to concise, brief text; information messages should be periodically rotated on and off the channel, scheduling rotations via a pending file to eliminate the many items that are broadcast for too lengthy periods of time and reported that Director Jean Connolly will be working on revamping the venue for channel 2. Chair Glover reminded the board of the new association website address at www.makahavalleyplantation.org and again strongly encouraged board members to respond to questions and comments.

RECESS

The meeting was recessed at 7:56 p.m. and reconvened at 8:01 p.m.

UNFINISHED BUSINESS

- A. Structural Investigation Report - The SME reported that Smith Hawaii stated it will take time to compile response information from the survey forms, investigate/evaluate reported repair issues and prepare a comprehensive report for the board.
- B. A/C Guideline – Director Mead suggested installation of a/c units be allowed in the window opposite as previously designated, in consideration of the location of television sets that are typically placed on that side of the apartment. The Board considered Director Mead's recommendations and unanimously agreed to allow the a/c guideline to stand as previously approved.
- C. Proposed Easement – Director Mead explained the temporary access agreement between M&M Investments and the association and reviewed the following terms: allow access by those authorized owners/residents through Makaha Valley Plantation to the adjacent property for a term of 18 months while their access road is pending construction; payment of \$25,000 to AOA Makaha Valley Plantation upon execution of the easement agreement; 24 month period to initiate the temporary access; required twenty four hour security at the adjacent property entry gate to ensure residents go into their property. Director Mead noted the M&M Investment purchasers and/or their residents should have colored vehicle bar codes for identification which need to be ordered; a required minimum order of 100 @ \$2 per bar code; to be addressed with M&M Investment by Director Mead. The Board unanimously approved the proposed easement agreement and terms as presented.

NEW BUSINESS

- A. Owner Correspondence
1. Modification Request for Washer/Dryer Installation – The board unanimously approved the request, provided all required permits are obtained and presented to the association office prior to installation/construction.
 2. Owner Request to Waive Fine for Failure to Remove Curtains – The board unanimously approved waiver of the fine as the owner promptly complied with the notice of House Rule violation upon learning the contractor hired to perform work in the unit had not followed the owner's directive to remove the curtains.
 3. Owner Request to Waive Fine for Bucket on Lanai – The board unanimously approved waiver of the fine as requested by appeal.
- B. Sidewalk Extensions – Director Sherman moved to initiate a multi-year program to extend or install sidewalks throughout the property until project completion, with proposed installations detailed on a topographical map of the property to be approved by the board prior to construction. The motion passed with unanimous consent.

- C. Front Entry Design - Director Mead moved to have landscape/maintenance staff move the bougainvillea plants at the front entry to the edge of the driveway curb as soon as possible to allow for a natural walkway along the front entry fence, to initiate redesign of front entry, with a complete redesign of the front entry to be developed by Director Jean Connolly. The motion passed with unanimous consent.
- D. Tiki Torches – Director Mead reported he had researched installation of gas tiki torches at the pools and front entry and recommended installation of two crossed tiki torches on either side of front entry with propane gas tanks and lines to be installed prior to construction of the entry wall; no pricing information yet available; suggested 2 sets of crossed torches at each pool. Deferred.
- E. Management Services for Association Unit – Director Mead commented there was no reason to pay for rental management services for the association unit, stating the association admin staff should be capable of performing those duties. Director Mead moved to terminate the rental management contract with Foster Realty for association unit 165-A. The motion passed with unanimous consent.
- F. Written Consent to Remove Ala Mahiku Sauna and Change Use of Putting Green/Shuffle Board – Director Mead suggested the sauna equipment be removed and the sauna rooms be remodeled for a purpose to be determined by the board and suggested changing the use of the putting green/shuffle board to a miniature golf course. The SME was directed to seek advisement from the association attorney regarding the proposed changes of use for these amenities.
- G. Reconsideration of Pet Insurance Requirement – Director Mead requested the board reconsider the existing requirement for all residents to obtain pet insurance coverage, by reason that not all residents could afford the additional insurance coverage and not all pet breeds necessitate liability insurance coverage. The SME was directed to consult with association insurance broker Sue Savio.
- H. Refurbishment of Office Exterior & Deck and Patio Furniture – Director Mead suggested refurbishment of the association office exterior and deck, and purchase of new patio furniture. Director Mead noted the GM has initiated some office exterior upgrades and suggested the GM implement minor refurbishments of the GM office, such as installation of mini blinds, paint, etc. The Chair stated the office renovation was included in the association reserve study and partial renovations were completed in 2005; further commented that additional major renovations would be incorporated and scheduled into the reserve budget.
- I. Extension of Upstairs for Storage – Director Mead recommended extending the second floor of the association office for storage, to allow for larger working space within the office. The Chair stated a bid had already been solicited but not yet received for the work; additionally, this renovation was already incorporated into the reserve study, but not yet done as the allowance had been spent to relocate the security computer equipment to the 2nd floor of the office and renovate the 2nd floor area.
- J. Staff BBQ – The Board unanimously ratified a decision to allow a staff BBQ during the staff lunch period; to extend the lunch period to two hours; to allow the BBQ to be conducted at the maintenance office/area and to authorize an allowance of \$200 for expenses.

K. Stairwell & Common Area Lighting – Treasurer Sokolowski stated the existing stairwell light fixtures costs \$64 each and recommended those fixtures be replaced with a jelly jar fixture and energy saver light bulb for total unit cost of \$4.50 per fixture/bulb combination, for a total of 600 fixtures. Treasurer Sokolowski also suggested marketing the old fixtures on ebay via the association website. Director Sokolowski moved to authorize up to \$3,000 for purchase of jelly jar fixtures and energy saving light bulbs. The motion passed with unanimous consent.

EXECUTIVE SESSION

The board entered executive session at 8:20 p.m. and reconvened into regular session at 8:35 p.m.

NEW BUSINESS – CONTINUED

- L. Purchase of Full Duplex Phone - suggested for use for conference calling in to the board meeting. Deferred.
- M. Director Jean Connolly – The board unanimously agreed to send flowers to Director Jean Connolly, recently taken ill and hospitalized, at a cost not to exceed \$50.

NEXT MEETING

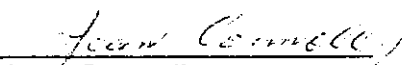
The board unanimously approved moving the next regularly scheduled Board of Directors meeting to the fifth Wednesday in June, to be held on Wednesday, June 28, 2006, 6:30 p.m. at the Kiana Cabana on site.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 8:46 p.m.

Submitted by:

Hawaiiana Management Company,
Agent for Makaha Valley Plantation
Sheryl Brown, CMCA®, Senior Management Executive,
Recording Secretary


Jean Connolly
Secretary, Board of Directors
AOAO Makaha Valley Plantation