

ASSOCIATION OF APARTMENT OWNERS

MAKAHA VALLEY PLANTATION

MINUTES - Board of Directors Meeting

Date: May 26, 1992

Place: Makua Room, Sheraton Makaha Resort

Present: Charles Houtchens, Blythe Thomas, Virginia Eskola, Dick O'Donnell

Excused Tom Youngblood

By Invitation: Marie Calder-Clayton, Management Executive:
Emerald Souza, Assistant Manager:
Hope Coper - Administrative Assistant:
Lt. David Roesler - Security:
Betty Thomas - 181A: Aldene Doherty - 183-B:
Dorothy Smith - 34A: Michael Hall - 72C:
M/M Cliff Weber - 163A: Cecil Bindel - 10C:
Gladys Singleton - 55A: M/M Frank Sherry - 76C:
Diana Hemingson - 116A: Bob Eskola - 87C:
Dale Fajardo - 148B: Tom Powers - 88A:
Jerald Hatt - 186A: Karen Williams - 37A

A quorum being present, President Houtchens called the meeting to order at 7:00 PM.

The Minutes of the meeting of April 28 were approved unanimously as distributed.

Correspondence

- 1) Akahi Services - to Unfinished Business
- 2) Hatt - 186-A - for Information
- 3) Nakatani - to Unfinished Business
- 4) National Mortgage - for Information

Reports of the Officers

Reports of President Houtchens, Secretary Thomas, Treasurer Eskola and Director O'Donnell are attached.

Unfinished Business

- 1) Golf Carts - re Secretary Thomas' report: Board asked to have further information, as to warranty, interest rate for the lease, the cost of a 3-year lease, both with a down payment and without, and if our existing insurance will cover the purchase. Secretary Thomas will attempt to get this information for the next meeting.

2) Akahi Contract - Akahi Services had been given until June 1st to improve their work. The Board agreed to continue with Akahi for an additional six months, without a contract.

3) Akahi Letter re Deep Root Feeding - Tabled to June Meeting

4) Nakatani - re parking - Tabled to June Meeting

New Business

1) Accident-Free Days Winner for April was Emerald Souza

2) Hawaiiana Contract - Moved by Charles Houtchens that Hawaiiana Management receive a 5% increase in their contract price, effective at the time of their contract renewal. Carried unanimously.

3) Quiet Pool Jacuzzi - Moved by Virginia Eskola that we accept the proposal of Advanced Pool Refinishing for the renewal of the jacuzzi at a cost of \$2972.00. Carried unanimously.

4) Parking lot - 32 Stalls - tabled to June Meeting.

5) Ratify Telephone Vote re 165 feet Additional Fence. Carried unanimously.

7) Front Entrance Wall - Tabled for future meeting.

Next meeting will be held on Tuesday, June 23rd, 1992, in the Makua Room, Sheraton Makaha Resort & Country Club at 7:00 PM.

The meeting was adjourned at 9:34 PM.

W. Blythe Thomas, Secretary

Report of the President **May 1992**

Since our unanimous decision at the April monthly meeting to install 965 feet of additional fence, including two drive-in gates and one 3-foot walk-in gate, I am very pleased to report that every person who has made any comments has been positive and complimentary. As most of you know, this portion of the fence was continued from the back guard shack, along Kili Drive to Huipu Drive. For the amount of \$15,990.00, I believe that we have received a large amount of quality.

Following the April meeting, I made the necessary calls regarding the TV Bulletin Board, and Oceanic Cablevision has ordered the required equipment. As soon as this is received, it will be installed.

Since we received the necessary votes for awnings, it appears that there just hasn't been time to get anything done. Hopefully, we will have types, prices, etc., by the June meeting, and will be able to take orders.

At the time the lean-to was built onto the office for the vending machines, a roof was installed which was almost flat and had shake shingles. The employee break room is at the end of this area, and the roof leaked like a sieve. Every time it rained, the employees had to wear raincoats to take their breaks. This past month, we removed the shingles and roll roofing was installed, at a cost of \$728.00. This bad judgment of roof installation was not made by our present staff.

Parking receipts for the month of April were \$4562.50. The vacuum cleaner has long since paid for itself, and all receipts are now gravy.

Charles Houtchens, President.

Report of the Secretary
May 1992

At the April meeting, I proposed the purchase of new golf carts for the Plantation. My contention was, and still is, that by purchasing second-hand golf carts, we are throwing good money after bad.

At that time, I had received a quote from Golf Concepts of Hawaii for the purchase of 10 EZ-Go golf carts. The Board asked Research Chairman Cliff Weber to get quotes from other suppliers before making a decision.

Mr. Weber contacted the military golf courses who told him that they dealt with Golf Concepts. Mr. Weber reported this to me, and we made tentative arrangements to go to the other two dealers and get quotes from them. Unfortunately, Mr. Weber had to cancel, so I took it upon myself to check with the other dealers, and get quotes from them.

B. Hayman and Co., in Waipahu, had no salesman available at the time I visited, and had no assembled carts to show to me. They deal in Yamaha golf carts. I received a quote for 8 truck type carts and two personnel vehicles for a total cost of \$47,956.40.

I then visited Clifford Mizumoto, President of Oahu Battery Sales. Oahu Battery handles the Club Car line. They, also, had no vehicles on hand for viewing. However, I was supplied with a very interesting brochure. The quote for 8 trucks and two personnel vehicles from Oahu Battery was \$42,099.26.

Since the previous quote received from Golf Concepts was not for the eight trucks and two personnel vehicles, I asked Vice-President Leslie Higuchi to supply a quote. She came up with a figure of \$43,844.90, less a 6.25% discount for a final figure of \$41,104.60.

This makes Golf Concepts still the least expensive, and in my opinion, the best vehicles are EZ-Go.

In all cases, quotes are for the vehicles with a standard top, and with heavy duty tires for use on pavement. In the cases of the personnel carriers, an additional light package is supplied.

Incidental to this, I would suggest to the 1993 Budget Committee, that an additional reserve fund be provided for the replacement of vehicles - that is, golf carts and the Plantation truck.

W. Blythe Thomas, Secretary.

TREASURER'S REPORT
April, 1992

Total Receipts for April, 1992		\$ 124,160.87
Operating Expenses April, 1992	78,443.18	
Major Improvements April, 1992	1,906.14	
Total Operating Expenses for April, 1992		80,349.32
Total Operating Surplus/(Deficit)		43,811.55
Total Association Cash & Reserves		329,249.72

Significant Variances over budgeted amounts are as follows:

Communications - New Pager for Lt. Roesler and two new Motorola radios complete with batteries - variance - \$1,148.99

Vehicle Operation - Batteries for golf carts - variance - \$631.68

Security - Uniforms and miscellaneous accessories - variance - \$2,262.73

Office & Administration - Printing business cards and new tape recorder for Board meetings - variance - \$225.00

Audit/Public Accounting - Year-end audit and tax return - Variance - \$1,147.00

Virginia Eskola, Treasurer.

Report of Director O'Donnell
May 1992

I am pleased to report that the new fence and gates have been in place for approximately two weeks now, with remarkable results. As most of you are well aware, I live in the last building in the Plantation, and my condo overlooks the rear gate, and the traffic both to and from the gate. The traffic after six in the evening has virtually been eliminated.

There has been no parking on the adjacent property nor at the gate proper and I believe that the gate addition together with the towing contract signed by Nitto Hawaii have discouraged future problems in this regard.

Personally, I have not heard one negative remark from any of the residents, while to the contrary most of our residents seem very pleased with the result and the security the fence will provide.

Dick O'Donnell, Director.