

MAKAHA VALEY PLANTATION  
BOARD OF DIRECTORS' MEETING  
TUESDAY, MAY 26, 1998 -7:00 P.M.

A G E N D A

- I. CALL TO ORDER
- II. ESTABLISH A QUORUM
- III. APPROVE THE FOLLOWING MINUTES
  - A. March 14, 1998 Annual & Organizational Meeting
  - B. April 28, 1998 Board Meeting
- IV. PRESIDENT'S REPORT
- V. VICE PRESIDENT'S REPORT
- VI. SECRETARIES REPORT
- VII. TREASURER'S REPORT
  - A. Delinquency Report
- VIII. MANAGEMENT EXECUTIVE REPORT
- IX. RESIDENT MANAGER'S REPORT
- X. SECURITY REPORT
- XI. UNFINISHED BUSINESS
  - A. Employees Transfer to Altres
  - B. Pool Furniture Replacement
  - C. Burns Security Agreement
  - D. Burns Maintenance Agreement
- XII. NEW BUSINESS
  - A. GTE Presentation on Cable Service
  - B. Heat Pumps Maintenance
- XIII. EXECUTIVE SESSION
- XIV. DATE, TIME AND PLACE OF NEXT MEETING  
Tuesday, June 23, 1998, 7:00 p.m., Waianae Satellite City Hall
- XV. ADJOURNMENT

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
TUESDAY, MAY 26, 1998  
7:00 P.M., WAIANAE SATELLITE CITY HALL

CALL TO ORDER

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

ESTABLISH A QUORUM

A quorum was established.

Members Present:                   Bette Larrabee  
  Alvin Silva  
  David Duke

Members Absent:                   Dale Fajardo

Members Excused:                 Bobbie Castro

Present by Invitation or as Guests: Peggy Hoots, Resident Manager  
  Jim Coupland, Hawaiiana Management Co., Ltd.  
  Bob Toguchi, GTE, Accounts Specialist (Departed 7:40 p.m.)

The following was taken out of sequence so the speaker can make his presentation and depart.

NEW BUSINESS

- A. GTE Presentation on Cable Service - Bob Toguchi made a presentation on the GTE Wireless Cable Service. They are a digital service, use a digital antenna, and use microwave technology. The antennas are 36" in diameter and can be set up, one for each unit or one antenna for the entire complex. There must be a telephone hook-up by each TV. If the Association went bulk rate, all units would have to be provided their service. Each unit would get two hook-ups. They cannot do the Waianae Coast yet and no time has been released when it will be available. They hope Internet will be available within one year. They are currently servicing Hawaii Kai and moving west. The Board asked Mr. Toguchi to keep them informed about what is happening. He stated he would. Mr. Toguchi departed at 7:40 p.m.

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APPROVAL OF MINUTES

There being no corrections or changes, the minutes of the March 14, 1998, Annual and Organizational meetings were approved as presented, following a motion to approve by Treasurer Duke, a second by Secretary Silva, and a unanimous vote to approve.

PRESIDENT'S REPORT - We are still not receiving many ballots on the amendments on which the Association spent a great deal of money. No amendment has passed as yet and non are really close.

VICE PRESIDENT'S REPORT - Not present.

SECRETARIES REPORT - No report to give at this time.

TREASURER'S REPORT

- A. Nothing to report at this time.
- B. Delinquency Report - The delinquency report was distributed by the management executive prior to the meeting. This report was covered in Executive Session.

MANAGEMENT EXECUTIVE REPORT

The management executive discussed the variances from the April 1998, financial statement with the Board. Cash and Reserves stand at \$763,608.65. Of that total, \$671,413.53 is in reserves. There was a positive cash flow for the month of \$88,110.45. That can be deceiving in that the water and sewer bills come every other month and will arrive next in May. The Board directed the management executive to write to the Board of Water Supply to start billing every month to eliminate the large fluctuations in the cash flow. The report was accepted, subject to audit.

The management executive distributed a memo to the Board titled "Various Issues". He stated he would like to discuss these items at the next Board meeting.

- A. Tree Trimming Around Buildings - Treasurer Duke stated the policy on tree trimming was previously approved as an equal treatment to all residents. The resident manager informed the Board that the Arica Palms present the biggest challenge due to their size. The resident manager was directed to proceed with the trimming.

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RESIDENT MANAGER'S REPORT

The resident manager's report was distributed prior to the meeting. A copy of this report is on file in the resident manager's office and Hawaiiana Management Co., Ltd.

The resident manager reported the following additional significant items:

- A. Volleyball Net - This is being tried on the weekends at the basketball/volleyball court. This does not affect the insurance liability.
- B. Playhouse - The playhouse has been set up on the putting green. This does not affect the insurance liability.

SECURITY REPORT

The Security Captain was unable to attend the meeting due to changes in personnel and a family illness in Samoa.

UNFINISHED BUSINESS

- A. Employees Transfer to Altres - Most of the transfer items have been completed, however, one item remains open.
  - 1. Medical Coverage - One employee is signed with Kaiser, while another wants to stay with HMSA. The problem is the difference in cost \$152.00 for Kaiser, but \$220.00 for HMSA. The Board had arranged, at a meeting in November, with Altres and Hawaiiana personnel, to only offer Kaiser. The Board stated that if the employee would pay the \$70.00 per month difference, she can stay with HMSA, if Altres is agreeable to that. The management executive was directed to find out if Altres would handle this.
  - 2. Ratification to Pay Hawaiiana Management Company, Ltd., the 4.166% Excise Tax When Funding Altres Employees Pay - Treasurer Duke moved to ratify the telephone vote approving paying Hawaiiana Management Company, Ltd., the 4.166% Excise Tax, to be added to the Altres Employees pay. Secretary Silva seconded the motion and the motion passed unanimously.
- B. Pool Furniture Replacements - Treasurer Duke moved to authorize the Resident Manager to purchase up to \$1,000.00 worth of pool furniture. Secretary Silva seconded the motion. The motion passed unanimously.

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- C. Burn's Security Agreement - President Larrabee moved to accept the new Burn's Security Agreement at \$12.40 per hour for the next two years. Secretary Silva seconded the motion. The motion passed with two votes for and Treasurer Duke opposed, as he felt all necessary information as to whether there was any money in this contract to maintain carts and radios included in the price was not available.
- D. Burn's Maintenance Agreement - The Board, by unanimous consent, agreed not to pay over \$13.19 per hour. There is already a signed agreement in effect at this rate. This item is tabled.

NEW BUSINESS, Continued

- A. Heat Pumps Maintenance - The heat pump are currently being hurt by trying to catch up from a previous band-aid approach to maintenance. The Board will do what can be done until the major projects take this into account.
- B. Ratify Bougainvillea Purchase - Treasurer Duke moved to ratify the purchase of bougainvillea and soil for \$833.28, previously approved by telephone vote. Secretary Silva seconded the motion and the motion passed unanimously.
- C. Hawaiiana Management Company, Ltd., Request - Phyllis Okada-Kacher, Senior Vice President, Marketing & Business Development at Hawaiiana Management Company, Ltd., (HMC) requested that some statements make by the Board when evaluating HMC, be used in HMC advertising. President Larrabee moved to approve this use of these statements. Secretary Silva seconded the motion and the motion passed unanimously. The statement is "Your telephone system saves everybody's time, our property manager is always available and efficient".

EXECUTIVE SESSION

The Board adjourned to Executive Session to discuss possible legal matters at 8:57 p.m.

The Board reconvened to Regular Board meeting at 9:15 p.m.

The results of this session was that a deficiency judgment be filed against the former owner of 3A and foreclosure be started against 185B.

DATE, TIME AND PLACE OF NEXT MEETING


The next regularly scheduled meeting of the Board of Directors will be held on Tuesday, June 23, 1998, at 7:00 p.m., Waianae Satellite City Hall.

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ADJOURNMENT

There being no further business, the meeting was adjourned at 9:16 p.m.

Submitted by:

  
Jim Coupland  
Recording Secretary

Approved by:

Alvin Silva  
Secretary