

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
WEDNESDAY, May 26, 2004
MAKAHA RESORT & GOLF CLUB

CALL TO ORDER

The regularly, scheduled meeting of the Makaha Valley Plantation Board of Directors was called to order at 6:45 PM by President Glover. The meeting was recessed twice from 8:05 PM until 8:11 PM and from 8:55 PM until 8:59 PM

ESTABLISH A QUORUM

A quorum was established.

Members Present: President Glover, Vice president Castro, Secretary Collier, and Directors Cunningham, Mead, and Sherman.

Excused: Treasurer Sokolowski

By Invitation. John Martinez, AKAL Security, Otis King GM, Shirley Landford OM, Robert Ward OpM and Rich Wolter, Hawaiiana Management Co.

HOMEOWNER'S FORUM – Homeowner's Forum was held prior to the regular meeting.

Approve Agenda

A. Director Mead moved to approve the agenda with several additions.. The motion was approved by unanimous consent.

Reading of the MINUTES

A. Minutes of the April 28, 2004, regular Board meeting. Secretary Collier moved to approve the minutes of the regular meeting of April 28, 2004, with one correction, which will be corrected on the original draft. The motion was approved by unanimous consent.

REPORTS

A. Security. John Martinez provided an oral and rewritten report.

B. Treasurer

1. Financial Statements for April 2004. President Glover moved to accept the April 2004 financial statements, subject to audit. The motion was approved by unanimous consent.

2. Delinquency. Tabled for the Executive session

C. Management. GM provided an oral and written (on file at the Association office) report.

D. Committees

1. Security-Robert Cunningham provided an oral report. (see Unfinished Business)

2. Building. GM Otis King . No report

3. Grounds-Steve Deleconio. provided an oral & written report

4. Rules-Christina Cure-Director Mead provided an oral and written report (see New Business)

5. Personnel. No report

6. Budget & Finance. No report. (See Financial Statements above.)

7. Communications. Monty Glover provided an oral report. (see New Business)

8. Community Advisor. Marjorie Collier provided an oral report on organization and purpose of the committee.

UNFINISHED BUSINESS

A. Maintenance Building. Deferred to the Building committee

B. Security surveillance system-pool areas. Director Cunningham moved and Secretary Collier seconded the motion to approve the purchase and installation of security, surveillance systems in both pool areas provided by Security Resources at a cost not to exceed \$68, 000, subject to cost reduction negotiations for lower trenching cost requirements. The motion was approved by unanimous consent.

C. Front entry electronic gates. Director Cunningham moved and Secretary Collier seconded the motion to approve the purchase and installation of electronic access and gates for the front entrance provided by Security Resources at a cost not to exceed \$56,000. The motion was approved by unanimous consent.

D. Rescind fire extinguisher purchase from National Fire Protection. Vice president Castro moved and Director Cunningham seconded the motion to rescind a contract offer from National Fire extinguisher Company to provide portable hand held extinguishers for the each building. The motion was approved by unanimous consent.

E. Simplex Grinnel RFP-fire extinguishers. Vice president Castro moved and Director Cunningham seconded the motion to purchase portable, hand held fire extinguishers for each building at a cost no to exceed \$8,200 plus tax. The motion was approved by unanimous consent.

NEW BUSINESS

A. Resolution on 160B. Secretary Collier moved and Vice president Castro seconded the motion to "Resolve that the Association owned unit 160B, shall be sold and proceeds returned to the Reserve fund." The motion was approved by unanimous consent

B. Irrigations System-RFP. Deferred to the Grounds Committee

C. Brownlie & Lee RFP-phase 5 & sub-meter phase 1. Secretary Collier moved and Vice president Castro seconded the motion to approve the proposal from Brownlie and Lee to prepare the irrigation plans for phase five and to prepare the drawings for the sub-meter plan for phase one at a cost not to exceed \$14,000.00. The motion was approved by unanimous consent

D. House Rule-

1. Vehicle Noise, policy. Director Mead moved and Director Sherman seconded the motion to require all vehicles being registered, vehicle registrations being renewed and vehicles that have been cited for a noise violation shall be tested with a decibel meter and the maximum allowable noise level shall not exceed 55 db. The motion was approved by unanimous consent. (to be incorporated into the House Rules.)

2. Changes. Director Mead moved and Director Sherman seconded the motion to amend the following sections of the House Rules: Table of Contents; Article B, Section 7.2 u; Article B, Section 7.3 b; Article B, Section 7.7a; Article C, Section 3; Article D, Section 10; Article H, Section 3; added Article H, Section 11; Article J, Section 4; Article J, Section 4; Article K, Section 20 and that the changes shall be formatted and send to owners for comment. The motion was approved by unanimous consent. (actual changes will be published for owner comment prior to final approval by the Board.)

E. Security Golf Cart. Director Mead moved and Secretary Collier seconded the motion to purchase a golf cart for use by the Security detail supervisor at a cost not to exceed \$1,200.00. The motion was approved by unanimous consent.

F. Tools. Director Mead moved and Secretary Collier seconded the motion to approve the purchase of an articulating hedge trimmer at a cost not to exceed \$700.00. The motion was approved with five (5) directors, who voted to approve the motion and one (1) director, Sherman who voted against the motion.

G. Web Site Purchase. Director Mead moved and Secretary Collier seconded the motion to acquire the Website domain name of "makahavalleyplantation.org" at a cost not to exceed \$90.00 per ten year period. The motion was approved by unanimous consent.

H. PCMS Purchase. Director Sherman moved and Secretary Collier seconded the motion to purchase the software from PCMS to install in the Plantations close circuit intra-community, broadcast system (channel 2) at a cost not to exceed \$3,000.00 to replace the existing broadcast system. The motion was approved by unanimous consent.

I. During the Executive Session the Board approved recovery of unpaid and delinquent maintenance fees, five HR violation appeals were heard and granted, five HR violation appeals were reviewed and the fines were confirmed, one HR violation appeal was heard and was suspended, one employee was awarded a salary increase and an Association unit will be renovated before sale.

EXECUTIVE SESSION

President Glover moved and Vice president Castro seconded the motion to adjourned the regular meeting for an executive session to discuss personnel and legal issues. The meeting was adjourned at 8:59 PM for an Executive session. The regular meeting was reconvened at 10:10 PM

NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be June 23, 2004. The location is to be determined. The next annual meeting is scheduled for March 5, 2005.

ADJOURNMENT

Noting no other business on the agenda and hearing no objection, President Glover adjourned the meeting at 10:11 PM

Submitted by:
Makaha Valley Plantation

Marjorie Collier
Secretary

Hawaiiana Management Company
Agent for Makaha Valley Plantation
R. C. Wolter
Association Manager
Recorder

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