

**MAKAHA VALLEY PLANTATION
ASSOCIATION OF APARTMENT OWNERS
REGULAR MEETING OF THE BOARD OF DIRECTORS**

AGENDA

May 27, 1997; 7pm, Wai'anae Community Center

TO BE PRESENT: President, Bette Larrabee; Vice-President, Dale Fajardo; Secretary, Alvin Silva; Treasurer, David Duke.

GUEST: Property Manager, Jim Coupland; Manager, Jack Custer; Administrative Manager, Peggy Hoots.

CALL TO ORDER:

APPROVAL OF MINUTES: For April 22, 1997.

CORRESPONDENCE:

REPORTS: PRESIDENT:

VICE-PRESIDENT:

SECRETARY:

TREASURER: Budget report.

PROPERTY MANAGER: Cash flow and delinquencies.

MANAGER:

OFFICE MANAGER: Statistics, new parking decal.

OLD BUSINESS:

1. Civil Engineers report on parking lot paving received and being evaluated.
2. Custodial and Maintenance contract bids are being negotiated.
3. Security evaluation (cameras, etc.) bids are being evaluated.
4. Feasibility Study on adding Solar Heating to Heat Pumps. HECO approved the study and should be starting soon.
5. Feasibility Study on our building waterproofing problems.

NEW BUSINESS:

1. Annual meeting minutes approval.
- 2.
- 3.
4. Accident free winner for March to be announced.

OPEN DISCUSSION: (as time permits)

NEXT MEETING: Next meeting will be June 24, 1997.

ADJOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL MATTERS AND FINE APPEALS

**MAKAHA VALLEY PLANTATION
ASSOCIATION OF APARTMENT OWNERS
REGULAR MEETING OF THE BOARD OF DIRECTORS**

APPROVED MINUTES

May 27, 1997, 7pm, Wai`anae Community Center

PRESENT: President, Bette Larrabee; Secretary, Alvin Silva; Treasurer, David Duke.

ABSENT: Vice-President, Dale Fajardo.

GUEST: Property Manager, Jim Coupland; Manager, Jack Custer; Administrative Manager, Peggy Hoots.

CALL TO ORDER: A quorum being present, Ms. Larrabee called the meeting to order at 7:03pm.

APPROVAL OF MINUTES: For April 22, 1997 is not ready due to Mr. Silva being off island on military duty.

REPORTS: **PRESIDENT:** Staff is continuing to work on drywall and stair repairs as quickly as possible.

TREASURER: The Budget is doing well as we continue to hold our expenses to the minimum we need to operate the plantation.

PROPERTY MANAGER: We had a positive cash flow this month. One of our reserve Certificate of Deposit (CD) was rolled over at 5.9% which is the highest we could get at that time. Delinquencies are up to \$203,000 and \$86,000 of that are in Deficiency Judgment.

MANAGER: Report is enclosed.

OFFICE MANAGER: Statistics Report enclosed.

OLD BUSINESS:

1. Civil Engineers report on parking lot paving received and being evaluated.
2. Custodial and Maintenance contract bids are being negotiated.
3. Security evaluation (cameras, etc.) bids are being evaluated.
4. Feasibility Study on adding Solar Heating to Heat Pumps. HECO approved the study and should be starting soon.
5. Feasibility Study bids on our building waterproofing problems are being solicited.

NEW BUSINESS:

1. Annual meeting minutes were approved as amended.
2. Spa Heat pump replacement is needed for the family pool side.

MVP BOARD OF DIRECTORS REGULAR MEETING MINUTES FOR MAY 1997

MOTION MADE BY MR. DUKE TO ACCEPT THE BID FROM T R ENTERPRISE, INC. FOR TOTAL OF \$4100 TO REPLACE THE SPA HEAT PUMP. SECONDED BY MR. SILVA. APPROVED 3-0.

3. Quiet pool resurfacing of wading pool will be put off till next year. Although the surface is rough and unsightly, it is not leaking.

4. Accident free winner for March is Mrs. Peggy Hoots.

OPEN DISCUSSION: 1. Keys were found by a resident, turned in to the office and returned to its grateful owner.

2. A camera was found and also returned to its grateful owner.

3. Despite the bad news we hear every day, there are still a majority of good people in the world and at Makaha Valley Plantation.

NEXT MEETING: June 24, 1997.

ADJOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL MATTERS AND FINE APPEALS at 8:23pm.

APPROVED SEPTEMBER 23, 1997



ALVIN P. SILVA
Secretary, BOD