

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
TUESDAY, May 27 2003  
MAKAHA RESORT & GOLF CLUB

CALL TO ORDER

Regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 8:01 PM by President Deleconio.

ESTABLISH A QUORUM A quorum was established.

Members Present: President Al Deleconio, Vice president Monty Glover, Secretary Hugh Conroy, Treasurer Michael Babineck and Director Greg Sokolowski.

By Invitation. Jon Tavares Star Protection, Otis King GM, Oram Strauser SM, Shirley Landford OM, Rich Wolter, Hawaiiana Management Co.

Reading of the MINUTES

A. Minutes of the April 22, 2003 Board meeting. Vice president Glover moved to approve the minutes of the April 22, 2003, Board meeting, as published. The motion was approved by unanimous consent

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

REPORTS

A. Security. Jon Tavares of Star Security provided an oral report.

B. Treasurer

1. Financial Statements for April 2003. Treasurer Babineck reported on the March 2003, Financial statements. Vice president Glover moved to accept the Financial statements, subject to audit. The motion was approved by unanimous consent

2. Delinquency. Tabled for the Executive session

C. General Manager. GM King provided an oral and written (on file at the management office) report

D. Association Manager's

1. Heat Pump installation-Water Storage tank isolation valves. HP installation was completed. Storage tank installation to begin on May 28, 2003.

2. Parking/Driveway Renovation. Deferred

3. 72" drain pipe cleanout. Deferred

E. Committee

1. Security-sub chair Monty Glover. Oral report. Electronic Pool Access. Deferred

2. Building/Grounds-Steve Deleconio. Oral Report

3. Compliance/House Rules- Hugh Conroy.

a. Secretary Conroy moved to require all main motions to have a "second" in order to be accepted by the body for consideration. The motion was not approved with two (2) directors, voting to approve the motion and three (3) directors, Glover, Babineck and Sokolowski, voting to disapprove the motion.

b. Secretary Conroy moved to approve draft 7.2 of the House Rules, as written. The motion was not approved with two (2) directors, voting to approve the motion and three (3) directors, Glover, Babineck and Sokolowski, voting not to approve the motion.

c. Vice president Glover moved to return draft 7.2 of the House Rules to the House Rules committee for consideration of the Board member comments, and return the revised draft to the Board for further consideration and approval prior to mailing to owners for comment. The motion was not with two (2) directors, voting to approve the motion and three (3) directors, Deleconio, Conroy and Babineck, voting to not to approve the motion.

d. Treasurer Babineck moved to require the Board to review draft 7.2 of the House Rules immediately during the open session of the meeting, revise the House Rules as agreed by the Board during the review, submit draft 8.1 of the House Rules to Association legal counsel for review and with final approval of the draft by the Board mail to all owners for comment. The motion was approved with three (3) directors, voting to approve the motion and two (2) directors, Glover and Sokolowski, voting to disapprove the motion. (Note. Board reviewed the entire 7.2 draft of the House Rules during the session)

e. Visitor parking Fees. Vice president Glover moved to deny the Association the option to charge user, visitor parking fees. The motion was approved with three (3) directors, voting to approve the motion and two (2) directors, Deleconio and Conroy, voting not to approve the motion.

4. Personnel. Greg Sokolowski. No report

5. Budget & Finance. Treasurer Babineck. See Financial Statements above.

6. Web Site-Monty Glover. Oral Report. Vice president Glover moved to approve the posting of approved minutes on the temporary Website. The motion was approved by unanimous consent

7. Awning Alteration-"A" Units. President Deleconio established the committee on the request of owners.

#### UNFINISHED BUSINESS

A. Director Appointment: Deferred.

B. Family & Lap Pool-use & hours of operation. Incorporated into approved draft of the House Rules

C. Pool Fencing. Referred to Building and Grounds committee.

D. Irrigation System. Director Sokolowski moved to approve the proposal from HNL to connect the front/street areas of the property to the main irrigation system at a cost not to exceed \$1700. The motion was approved by unanimous consent.

#### NEW BUSINESS

A. Front Entry & Visitor Pedestrian Entry Design. Referred to Building and Grounds committee..

B. Visitor Parking Fee Structure. Referred to Rules Committee

C. Seatbelt Requirement on community property. Incorporated into approved draft of the House Rules.

D. Survey South (Mauka) Property. Deferred.

E. Professional Representative of Record. President Deleconio moved to require all owners that contract with professionally licensed realtors, who have been assigned and accepted standing as agents of record for an owner, to submit the agency agreement to the Association. The motion was approved with three (3) directors, voting to approve the motion, and two (2) directors, Glover and Sokolowski, abstained.

F. Personal Representative of Record. Treasurer Babineck moved to require all owners that use/have/employ a non-professional individual other than a licensed realtor or attorney, who has accepted the responsibility to act for an absentee owner to submit a memorandum of personal representation to the Association. The motion was approved by unanimous consent

G. Temporary Storage. Treasurer Babineck moved to allow MVP staff to use the fenced black top area (putting green) adjacent to the Ala Mahiku pool to store the low flush toilets purchased for installation in units. The motion was approved by unanimous consent.

H. Steel Gate for rear service entrance to property. Deferred

I. Appeal from Unit 183B. Vice president Glover moved to allocate an amount not to exceed \$1,000 to provide the installation of conduit for the telephone lines to the unit. The motion was approved by unanimous consent.

J. Director Mailboxes. Deferred

K. Pool Furniture. Treasurer Babineck moved to approve an amount not exceed \$150 to purchase \$75 worth of furniture for each pool. The motion was not approved with one (1), Babineck, voting to approve the motion, three (3) directors, Deleconio, Conroy and Sokolowski, voting not to approve the motion and one(1) director, Glover, abstained.

L. During the Executive session the Board approved various means to enable the Association to recover unpaid and delinquent maintenance fees, approved an increase in personnel compensation and deferred a legal issue.

#### EXECUTIVE SESSION

Hearing no objection and by consent, President Deleconio adjourned the regular meeting at 1:35 AM, May 28, 2003 for an Executive session to discuss personal and legal issues. The regular meeting was reconvened at 2:25 AM, May 28, 2003

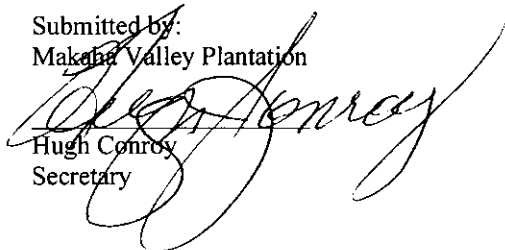
#### NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Tuesday, June 24, 2003, at 6:30 PM, Makaha Resort & Golf Club.

ADJOURNMENT

Noting no other business on the agenda and hearing no objection, President Deleconio adjourned the meeting at 2:26 AM, May 28, 2003.

Submitted by:  
Makaha Valley Plantation

A large, stylized handwritten signature in black ink, appearing to read "Hugh Conroy", is written over the typed name and title.

Hugh Conroy  
Secretary

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

1074m05-27-03

Owners Forum Issues

1. 024C recall petition
2. 192B aoao installing lo-flo toilet without approval
3. 062C reset light timers; incomplete landscaping
4. 183B telephone lines cut by rodents
5. 100A landscaping incomplete; \$200 vehicle registration fee; construction defects; parking space cleaning
6. 133A bouganvilles cut back
7. 114A rules application and security
8. 165C committee membership and WEB site
9. 181B guest parking shortage
10. 060B WEB site installation
11. 073A temporary internet site; \$200 vehicle registration
12. 112C reverse school bus bell in the early morning
13. 114A visitor parking; "A" unit falling debris from above
14. 126A security bikes on lawns; "A" unit falling debris from above units; 687 area cleaning
15. 028B verification of WEB data
16. 072A tire stops @mail box stalls
17. 119C visitor stalls
18. 039C person's from intruding on limited common parking space
19. 064C cleaning at refuse areas; pool security.