

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

APPROVED MINUTES

May 28, 1996; 7pm, Wai'anae Community Center (Satellite City Hall)

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

ABSENT: President, Cecil Bindel is on vacation; Director, Wayne Thompson.

GUEST: Property Manager, Jim Coupland; Resident Manager, Harlow Todaro; Office Manager, Peggy Hoots.

CALL TO ORDER: A quorum being present, Vice-President Larrabee called the meeting to order at 7:10p.m.

APPROVAL OF MINUTES: For February 27 regular and February 20 executive, March 19 regular, and April 23, 1996 regular minutes. **APPROVED 3-0**

CORRESPONDENCE: 1. Apt 29 and 123C each wrote a letter thanking the Board for their hard work and support to the new Resident Manager.

2. The FCC acknowledged receipt of letter sent by Mr. Silva on behalf of the Board and the Association. The purpose of the letter was to voice our disapproval of the possible FCC ruling to allow any resident to install an antenna on the exterior of their apartment. For more detail information, call Mr. Coupland at Hawaiian Management or write a letter to Mr. Silva. All owners should write their elected officials on this matter.

3. Mr. Stewart Ho sent us copies of correspondence between himself and the City Director of Public Works. Mr. Ho has been trying to get the city to pave the roads of the upper valley. The city has refused even though they currently take care of the lower valley roads. Copies of this correspondence are available at the office for the cost of printing and postage.

4. Hawaiian Electric Company (HECO) is having a meeting with business customers to inform them of the recently approved rebate incentive program. HECO will be paying businesses a rebate if they upgrade their lighting and high power consumption equipment to more efficient fixtures and equipment over the next five years. If you pay HECO for power consumption in your business, call them for more information.

REPORTS: VICE-PRESIDENT: Mrs. Larrabee mentioned that some of the Board members and employees have been receiving threats by phone and letter. It doesn't matter how much research we do to make good decisions. Someone is always trying to work against us. These threats will not be tolerated and the police and our attorney has been notified.

SECRETARY: Letter to homeowners concerning upper valley landowners' meeting.

MOTION MADE BY MR. SILVA TO MAKE THE REPORT TO THE BOARD ON THIS SUBJECT, AVAILABLE TO HOMEOWNERS FOR COST OF PRINTING AND POSTAGE.

APPROVED 3-0

TREASURER: We will be meeting with our Attorney on June 29 to review the changes to our By-Laws. A CD of \$50,000 was rolled over at 5-3/4% interest. Reserves are at \$525,000; \$100,000 will be used as a down payment for our major insurance coverage. Some of this money will be used for some major repairs this year

MVP BOD APPROVED REGULAR MEETING MINUTES FOR MAY 28, 1996

PROPERTY MANAGER: We had a positive cash flow this month. Delinquencies are up to \$118,000 and we are currently working on 14 foreclosures. Three of the foreclosures will be closing this month so we should be getting the maintenance fees from these units

RESIDENT MANAGER: Report is enclosed.

OLD BUSINESS:

1. Traffic Control Measures. Delayed until parking repair work is scheduled.
2. Directors and Rental Agents Meeting. The RM will schedule this with the agents..
3. Development Proposals. Mr. Dornbush to report at June meeting has not be verified.
4. Tree trimming is not satisfactory or completed..

MOTION BY MR. DUKE TO SEEK ADVICE FROM OUR ATTORNEY ON HOW TO PROCEED WITH THIS DISPUTE. APPROVED 3-0

5. Coconut tree trimming is the same company as above.
6. Heat pump modifications to separate paired units at each wash house have been completed..
7. 96 Annual Meeting Minutes and the organizational meeting.

MOTION MADE BY MR. DUKE TO ACCEPT THE 1996 ANNUAL AND ORGANIZATION MEETING MINUTES. APPROVED 3-0

8. Toilet water saver incentive offered by the City and the Association is not being utilized by our homeowners.

MOTION MADE BY MR. SILVA TO INCREASE THE ASSOCIATION INCENTIVE FROM \$10 UP TO \$25 PER TOILET UP TO A MAX. OF \$1000. APPROVED 3-0

9. Ground's insect treatment by NO KA OI will be starting in July. We are seeking special rates for homeowners that want the inside of their apartments treated.

NEW BUSINESS:

1. Golf Cart evaluation is being worked on and we have also paid off the loan on our golf carts.

MOTION MADE BY MR. DUKE TO NEGOTIATE WITH BURNS SECURITY TO PURCHASE OUR GOLF CARTS AND RADIOS. MISS. LARRABEE SECOND THE MOTION. APPROVED 3-0

2. Custodial and Maintenance contract bids were discussed briefly.

MOTION MADE BY MR. DUKE THAT THE BOARD MAKE A COMMITMENT TO AND REQUEST THE RM TO SEEK BIDS TO OUT-SOURCE CUSTODIAL AND MAINTENANCE SERVICES. MR. SILVA SECONDED THE MOTION. APPROVED 3-0

3. Structural Engineer inspection was suggested by Mr. Silva. Unit 103-C reported that during renovation, cracks and a two inch drop in their floor was discovered. Mr. Silva

MVP BOD APPROVED REGULAR MEETING MINUTES FOR MAY 28, 1996

researched the situation and found no significant movement of the foundation. Our foundation blocks are very deep and massive. We do have indication of surface erosion but this has not affected the foundation. The erosion will be taken care of by diverting rain water runoff.

MOTION MADE BY MR. SILVA TO SEEK BIDS FOR A STRUCTURAL ENGINEER TO INSPECT ALL OF OUR BUILDINGS. MR. DUKE SECONDED THE MOTION. APPROVED 3-0

4. Security equipment bids for cameras and other items were discussed.

MOTION MADE BY MR. DUKE TO AUTHORIZE THE RM TO SEEK BIDS FOR SUGGESTIONS FOR INSTALLATION INCREASING THE SECURITY AT THE PLANTATION TO INCLUDE THE INSTALLATION OF SECURITY CAMERAS. MR. SILVA SECOND THE MOTION. APPROVED 3-0

5. Accident free winner for the month of April has been canceled due to a minor accident.

DISCUSSION: Mr. Silva has suggested some cost saving ideas for the plantation to the RM. The tennis court lights will be kept off unless someone reserves the court to play. This will save 1800 watts per day. Cabana lights will be converted to the same fluorescence that we use in resident stairways. Some stairways have incandescents and they will also be converted to fluorescents. It is hoped these changes will save as much as 26,000 watts per day.

Miss. Larrabee asked Mrs. Hoots about the resident orientation. We had seven units represented at the Saturday meeting. This orientation seems to help to reduce the amount of fines we need to issue. It was suggested that residents be offered a repeal of a fine if they attend an orientation. This could be given on a first offense or depending on the circumstances.

Mr. Todaro asked about hiring pool attendants on part time employment. A discussion followed on the need for more help with the pools.

MOTION MADE BY MR. DUKE TO AUTHORIZE THE HIRING OF FIVE PART TIME EMPLOYEES FOR TAKING CARE OF THE POOLS INCLUDING ENFORCING RULES AND MINOR MAINTENANCE. MISS. LARRABEE SECOND THE MOTION. APPROVED 3-0

NEXT MEETING: June 25, 1996, 7:00 p.m., Wai`anae Community Center (Satellite City Hall)

MEETING ADJOURNED AT 8:40 P.M. TO EXECUTIVE SESSION FOR PERSONNEL MATTERS AND FINE APPEALS

MINUTES APPROVED ON JULY 23, 1996.



**ALVIN P. SILVA
BOD SECRETARY**