

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
TUESDAY, MAY 28, 2002
7:00 P.M., WAIANAE REGIONAL PARK MEETING ROOM

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:00 p.m., by President Sokolowski.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Greg Sokolowski
Alvin Silva (Arr. 7:25 p.m.)
Hugh Conroy
Al Deleconio
Bobbie Castro

Present by Invitation or as Guests: Peggy Hoots, Manager
Jim Coupland, Hawaiiiana Management Co., Ltd.

APPROVE MINUTES

The minutes of the April 23, 2002 Board meeting were approved as presented, following a motion to approve by Secretary Conroy, a second by Director Castro and a unanimous vote to approve.

NEW BUSINESS

- A. President's Message - President Sokolowski gave a presentation to those in attendance at the meeting concerning personnel working at Makaha Valley Plantation. His presentation covered who employs them and who supervises them. He asked that all residents report all problems to the Management Executive or the Manager. He asked residents not to go directly to contractor personnel. To do otherwise puts the Association in a possible bad liability situation.

SECURITY REPORT

Manager, Peggy Hoots, made this report based on information gathered by Wackenhut Security personnel. She provided statistics on a number of issues. There were 2393 visitors the past month or 79.8 per day. A truck, driven by a Horizon driver, hit the

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
MAY 28, 2002
PAGE 2

support posts of three trellises. When notified, Horizon removed him from working at Makaha Valley Plantation. Horizon will be billed for all the repairs.

COMMITTEES

- A. Committee Positions Filled - One more committee has sufficient members to be formed. That is the Grounds/Landscaping Committee.
- B. Security Committee Report - No report at this time. The Committee Chair was not in attendance at this meeting.
- C. Committee Descriptions - Grounds/Landscaping - Director Castro moved to settle the disagreement as to whether people can serve on more than one committee. Treasurer Deleconio seconded the motion. The vote was two for the motion with Vice President Silva, Director Castro and President Sokolowski against. The motion failed. People can only serve on one committee at a time.

Secretary Conroy moved to approve the people on the Grounds/Landscaping Committee. Treasurer Deleconio seconded the motion. The motion passed unanimously.

Secretary Conroy moved to approve the Grounds/Landscaping Committee Description/Guidelines. Treasurer Deleconio seconded the motion. The motion passed unanimously.

- D. Grounds/Landscaping Committee Report - A written report was presented to the Board by the Committee covering a wide range of subjects.

TREASURER'S REPORT

- A. Treasurer Deleconio presented the Treasurer's Report. He stated the reserves stood at \$1.8 million at the end of April. He expressed concern about some expenses increasing this year. Insurance could double in this year. We are looking at some pending unplanned expenses such as cleaning out a large storm drain. Income for the month was slightly low. The April 2002 Financials were accepted, subject to audit.

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
MAY 28, 2002
PAGE 3

- B. Delinquency Report - The Delinquency Report was distributed by the Management Executive prior to the meeting. Action deferred to Executive Session.

MANAGER'S REPORT

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

The Resident Manager reported the following significant item:

- A. Pests - This year, it is expected there will be an abundance of rodents.

UNFINISHED BUSINESS

- A. Units 88C thru 135A Structural Evaluations - Soil Testing - Engineering Forensics Hawaii submitted a short written report covering this issue, plus three more. The complete written report is at the printers. The soils testing results will be forwarded as an addendum to this report within four weeks.
- B. Landscaping/Irrigation for 754 - Letter from Contractor - According to the contract, Progressive Landscaping should have already completed the project. Any time over run will result in a \$200.00 per day penalty. A letter was received from Progressive Landscaping asking for more time due to the inordinate amount of rocks they had to deal with. They did not specify how many days this cost them. Therefore, there was no action required of the Board.
- C. Landscaping/Irrigation for 718/688 Areas - No action taken.
- D. Heat Pumps
1. Leasing of Heat Pumps - Letter from Attorney John Morris - John Morris' letter states the lease, as proposed at \$250,000.00 total, with a monthly payment of about \$4,250.00, plus the current lease of about \$1,250.00, together do not exceed 4% of the annual budget. The two leases monthly payment will total about \$66,000.00, under 4% of the annual budget. If the Board so chooses, it can lease the heat pumps.

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
MAY 28, 2002
PAGE 4

- E. Electrical Evaluation of Office, Maintenance Shack and Wash House 707 - Treasurer Deleconio moved to accept the CBS Electric, Inc., proposal to replace an existing electrical panel with a new 24 circuit panel for the office area. Director Castro seconded the motion. The motion passed unanimously. The computers are to be on separate circuits at 150 amps each, for plus or minus 10% of \$1,980.00.
- F. Ala Mahiku Pool Water Line Tile Replacement & Both Pool Decks Cracks Repairs - Status - The pool decks are nearly complete. Director Castro moved to select the solid dark blue tile. Vice President Silva seconded the motion. The vote for the motion was unanimous.
- B. CONT. - Landscaping/Irrigation for 754 - Letter from Contractor - Director Castro moved to approve Progressive Landscaping working on Saturday & Sunday the next three weeks, using hand tools only. Vice President Silva seconded the motion. The motion passed three to two with Secretary Conroy and Treasurer Deleconio opposing the motion.
- G. Written Consent for By-Law Amendment - 41.0508% of the owners have voted for the amendment (234) and 3.8409 (23) opposed. 65% of the owners must vote for the amendment for it to pass.

NEW BUSINESS

- B. Insurance for New Year - To date, Tom Horner, Insurance Associates, has \$25,000,000.00 in property Insurance. What is needed is a total of \$50,000,000.00. Lloyds of London will not know if they will bid for the other \$25,000,00.00 until June 1, 2002. The D & O and Fidelity insurance for the new year, are covered by Lumbermans Mutual Casualty Co., and cost \$1,750.00 and \$398.00 respectively.
- C. Management Executive Vacation - 6/14/02 - 6/26/02 - Although submitted to the Board several months ago, the issue was not addressed until now. The 3rd of July is a possible replacement date for the June 24th meeting. Secretary Conroy moved to keep the Board meeting as originally scheduled. Treasurer Deleconio

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
MAY 28, 2002
PAGE 5

seconded the motion. The vote was unanimous. The Board meeting date of June 24, 2002, and location will remain.

- D. Ala Mahiku Pool Jacuzzi Repair Status - The bubbler has been repaired. The pool pump rooms are almost complete as well.
- E. Termite Treatment - Bob Kato, Diversified Exterminators, provided a proposal to complete the Sentricon installation around the buildings not previously completed. Several questions surfaced that could not be answered. The Management Executive was directed to obtain a price for monitoring stations around the entire complex.
- F. Suggestion Program - Treasurer Deleconio had previously raised the question about providing contractor personnel some kind of incentive for providing suggestions to improve the operation. The Management Executive was directed to ask the contractors about how they would suggest setting up this type program.
- G. Parking Area/Driveway Renovation Project - The Board directed the Management Executive to obtain a proposal to repair/resurface the parking areas, driveways and streets.

HOMEOWNER'S FORUM

The Homeowners comments will be covered in the HOMEOWNER'S FORUM HI-LITES.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 9:50 p.m. to discuss legal matters. The meeting also moved to the Manager's Office.

The Board reconvened to the Regular Board meeting at 11:29 p.m. The results of the Executive Session are as follows:

1. A request to waive a fine was disapproved.
2. One request to waive a fine was still under study.

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
MAY 28, 2002
PAGE 6

3. Two maintenance fee payment plans were approved.
4. The Management Executive is to check with Attorney John Morris on the possible swapping of a guest parking stall with an owner's stall.

DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Monday, June 24, 2002, at 7:00 p.m., Waianae Satellite City Hall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:30 p.m.

Submitted by:


Jim Coupland
Recording Secretary

Approved by:

