

# ASSOCIATION OF APARTMENT OWNERS MAKAHA VALLEY PLANTATION

## MINUTES - Board of Directors Meeting

**Date:** June 17, 1991

**Place:** Makua Room, Sheraton Makaha Resort

**Present:** Charles Houtchens, Tom Youngblood, Blythe Thomas, Sandy Grant

**Excused:** Virginia Eskola

**By Invitation:** Sen. James Aki: Rep. Peter Apo: Merrie Aipoalani, Legislative Aide to Councilman John DeSoto: Marie Calder-Clayton, Senior Management Executive, Hawaiiana Management Co.: Ron Wallwork, Resident Manager: Emerald Souza, Assistant Manager: Bob Eskola, Assistant to the Treasurer: Betty Thomas - 181A: Aldene Doherty - 184B: M/M Abel Castro - 24C: M/M Cliff Weber - 163A: Loretta McDaniel - 182A: Tom Powers - 88A: David Holskil - 178-C: M/M Owen Finsted 84-A: Nick Gandt - 97C: Kent De Boer - 123A:

A quorum being present, President Houtchens called the meeting to order at 7:05 PM.

**The Minutes of the meeting of April 22 were approved unanimously as distributed.**

A discussion was held with Elected Representatives Senator James Aki and Representative Peter Apo, and Ms Merrie Aipoalani, Legislative Aide to Councilman John DeSoto re Waianae Coast Traffic Problems.

### Correspondence

- 1) Margaret Steele -47B - to New Business
- 2) Nakamoto - re 99-C (in President's Report)
- 3) Hogue - Akahi Services - to New Business

### Reports of the Officers

Reports of President Houtchens, assistant to the Treasurer Bob Eskola and Resident Manager Wallwork are attached.

### New Business

- 1) Accident-Free Days Winner - April 1991 - Emerald Souza: May 1991 - Susanna Patcho.
- 2) Ratification of Telephone Vote re Insurance - The Board ratified unanimously the telephone vote taken to renew our insurance with Insurance Factors for this year. (Vote was taken by telephone as insurance expired on June 18).
- 3) Parking on Old Basketball Court - Suggestions had been made that we might attempt to use this area for additional parking. This would require a 100% vote of the owners, with no opposition. It was felt this would be unlikely.

4) Limitation on Number of Guests Allowed - It was noted that some persons were bringing in large numbers of guests on the weekends in particular, causing problems at the pool areas and at the barbeques, and causing excessive use of parking facilities. A discussion was held. Moved by Tom Youngblood "A limit of four guests per household be allowed at any one time." Carried unanimously. Secretary to arrange notice to the tenants.

5) Parking - Letter from Ms Steele - Discussion deferred to next meeting.

Next meeting will be held on Monday, July 22, 1991, in the Makua Room, Sheraton Makaha Resort & Country Club at 7:00 PM.

The Board went into Executive Session to discuss personnel items at 9:35 PM.

The meeting resumed at 9:58 PM and was adjourned at 10:00 PM

## Report of the President

June 1991

In April, I reported that Seal Masters would be resealing areas 664 and 688, at a cost of \$11,925. These were completed in May at that total cost. Remaining to be done are the 718 and 754 areas and the main road - Ala Mahiku Drive.

Since the May meeting was cancelled, hopefully everyone had a little rest. By now, we should all be back in good working shape.

The total monthly parking income for April was \$4,366.50. The total monthly parking income for May was \$4,248.50. As of this date, we have collected over \$450 from the vacuum cleaner, and that is almost a quarter of the total cost.

After making a pretty complete report on the work to be done on the Sun 'N' Fun Pool in the April Minutes, we still don't have the complete cost, so I will wait until next month to file the final report. The pool opened today, and the result is much better than anticipated.

The roadway in the 707 parking area has been a problem for many years. Some people appear to believe that it may be caused by poor drainage, resulting from the runoff on the hill below the Sun 'N' Fun Pool and Tennis Court. After checking it out myself, I found that the grass was very heavily soaked with water. At this point, I contacted Mr. Guy Hogue of Akahi Services. He came out with his transit. As it stated in his letter, he did not think that this was our problem. However, with this water standing in the area all the time, I have asked Mr. Hogue to give an estimate for the construction of a swale in that area.

Referring to the letter just read from Attorney Robert Y. Nakamoto regarding Ms Jan McClure, and the Board of Directors Meeting Minutes of June 26, 1990. Capt. Morrow is no longer employed by Makaha Valley Plantation, and we cannot change anything which is contained in previous minutes. Therefore, I would like to personally apologize to Ms Jan McClure, for any wrong doings which she feels may have been done by ex-Captain Morrow or the Makaha Valley Plantation Security. I personally instructed Asst. Manager Souza to ensure that all Security Officers make sure that this area is on their routine patrols. I would also like to thank Ms McClure for her patience in this matter.

Charles Houtchens, President.