

Makaha Valley Plantation
Regular Board Meeting
Minutes

Date: June 21, 1988

Place: Hawaiiana Management's Conference Room

Present: President Maybelle Yeomans, Treasurer Chuck Loomis,
Secretary Linda Powers, Director Tom Youngblood and Asst.
Secretary Jim Johnson

Excused: None

By Invitation: Elaine Fukumoto (Hawaiiana Management), Resident Manager
Wally Savedra, M/M Blythe Thomas (168B), Floyd Smith (34A)
Charles Houtchens (47A), Ruth Swinney (92A) and M/M Oscar
Ford (160A)

Call to order:

Having a quorum present President Yeomans called the meeting to order at 7:00 PM.

Minutes:

Treasurer Loomis moved and Director Youngblood seconded adopting the minutes of the Regular Meeting of May 17, 1988. The motion passed unanimously.

Correspondence:

Wechsler (146C)—It was the consensus of the Board that Secretary Powers write Mr. Wechsler and Mr. Yee.

Walsh (attorney for Shafer of CMC) and Nakatani's (Assn's attorney) response—It was the consensus of the Board that no further action was necessary.

Inga's Realty—It was the consensus of the Board to ignore this letter for now, unless there appears compelling evidence that the owner's list was used.

Gourley to Hawver (attorney for Houtchens, ^{Swinney}Smith and Swinney)—It was the consensus of the Board that no further action was necessary.

Stavneak (75C)—It was the consensus of the Board that Secretary Powers write Mr. and Mrs. Stavneak and say that the Board must obey the Declaration and Bylaws and that unless a change to these documents is made, the Board has no choice.

Self & Wong re merger with Jardine, Emett & Chandler, Hawaii—It was the consensus of the Board that no action was necessary.

Nakatani to Melchin (52A)—It was the consensus of the Board that this matter be deferred to Unfinished Business.

Ekimoto re Hale Mololokai—It was the consensus of the Board that this matter be deferred to Unfinished Business.

Gourley re duplicate keys—It was the consensus of the Board that this matter be deferred to New Business.

Royal Insurance re Hubbard—It was the consensus of the Board that no further action is necessary.

Harada re Hale Mololokai—It was the consensus of the Board that this matter be deferred to Unfinished Business.

Dinman re Owner's responsibility for damage—It was the consensus of the Board that discussion be deferred to Unfinished Business.

Resident Manager's Report

Attached to these minutes and becoming a part hereof is the report of Resident Manager Savedra.

Property Manager's Report

Attached to these minutes and becoming a part hereof are the financial reports for May.

Unfinished Business

- A. Unauthorized alterations—President Yeomans reported that the case is proceeding.
- B. Business on property—Secretary Powers declared a conflict of interest. Treasurer Loomis moved and Director Youngblood seconded instructing Association attorney Gail Nakatani to proceed and that President Yeomans ask Bruce Dinman to draft an amendment to the Declaration and Bylaws to allow rental agents. The vote was as follows: President Yeomans, Treasurer Loomis and Director Youngblood in favor; against none.
- C. Hale Mololokai ingress and egress—It was the consensus of the Board that President Yeomans instruct Association attorney Arlette Harada to draft the necessary letters.
- D. Security golf cart—Director Youngblood moved and Treasurer Loomis seconded approving Resident Manager Savedra's purchase of a used gas-powered golf cart for \$250. The motion carried unanimously.
- E. Faucet shutoffs—Director Youngblood moved and Treasurer Loomis seconded instructing Resident Manager Savedra to turn off the hot water valves in all laundry sinks. The motion passed unanimously.
- F. Resurface tennis court—It was the consensus of the Board that Resident Manager Savedra obtain additional bids and investigate drainage of the site.
- G. Leaks—Secretary Powers moved and Treasurer Loomis seconded the hiring of an architect or engineer to inspect the buildings and determine responsibility for water damage originating from the exterior of the buildings. The motion carried unanimously.
- H. Appoint Board member—It was the consensus of the Board to defer this matter to the next meeting.

New Business

- A. Repainting the buildings—It was the consensus of the Board that Resident Manager Savedra should obtain additional bids and that he should ask the contractors to give us prices based on specifications from Sinclair Paint as well as Fuller-O'Brien.
- B. Captain Ford's security proposal—Secretary Powers moved and Director Youngblood seconded approving the proposal and making it effective as of June 20, 1988. The motion passed unanimously.
- C. Symposium—It was the consensus of the Board that this symposium was too expensive and that this matter should be tabled.

D. Jackhammer—Secretary Powers moved and Treasurer Loomis seconded allowing Resident Manager Savedra to spend up to \$600 for a jackhammer and that he should make every effort to purchase a used one. After discussion concerning the need for it in digging up broken pipes, the motion carried unanimously.

E. Duplicate keys—After discussion following the reading of a synopsis of 2 legal opinions given to the Board by Property Manager Gourley, it was the consensus of the Board that Resident Manager Savedra return to their respective owners all apartment keys in the resident manager's office.

At 9:09 PM President Yeomans adjourned the meeting to executive session to discuss personnel matters. The meeting was called back to order at 10:00 PM.

F. Wage scale policy—Director Youngblood moved and Treasurer Loomis seconded adopting the wage scale proposal as designed and corrected by Asst. Secretary Johnson. After discussion the motion passed unanimously.

G. Esther Lessary—Director Youngblood moved and Treasurer Loomis seconded moving Esther to Step 2 effective July 1, 1988. The motion passed unanimously.

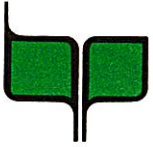
Next Meeting: 7:00 PM, July 19, 1988 at Hawaiiana Management

Adjournment: Having no further business to review and hearing no objections, at 10:08 PM President Yeomans adjourned the meeting.

Respectfully submitted,



Linda Powers
Secretary
Board of Directors



MAKAHA VALLEY PLANTATION

84-786 ALA MAHIKU DRIVE WAIANAE, HAWAII 96792

June 21, 1988

To: Board of Directors
Makaha Valley Plantation

From: Wally Savedra
Resident Manager

Re: Resident Manager's Report

Repainting of Buildings:

To date, only two of the four prospective bids have been recieved. The cost difference between the two is considerable. This may be a result of underbidding on one part or possibly overbidding due to lack of interest on the other. At this time, I feel that a rational evaluation of the impending job can not be made until enough bids have been submitted for subjective evaluation.

Tennis court resurfacing:

Bids were requested from three contractors. Only one has responded; All-Court Surfacing Hawaii, Inc. Based on articles on court maintenance in three seperate issues of BMH, it would appear that they are a knowledgeable outfit, and their quote of \$3,528.00 is reasonable.

Water Heater in 687 area:

One of the two 65 gallon units in the 687 area is presently inoperative, and awaiting parts. A new air blower is on order. So far, it has not surfaced as a noticable inconvenience.

Water Conservation Measures:

Under evaluation at this time is the possibility of installing a coin-operated car wash facility, and converting the laundry room basins into the spring activated auto-shutoff type faucets. These implementations would generate revenue and decrease water consumption. Prices and availability of equipment are pending.

Respectfully submitted,


Wally Savedra