

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
WEDNESDAY, June 23, 2004  
MAKAHA Valley Plantation-Kiana Cabana

**CALL TO ORDER**

The regularly, scheduled meeting of the Makaha Valley Plantation Board of Directors was called to order at 7:45 PM by President Glover. The meeting was recessed from 9:10 PM until 9:25 PM.

**ESTABLISH A QUORUM** A quorum was established.

**Members Present:** President Glover, Vice president Castro, Secretary Collier, Treasurer Sokolowski and Directors Cunningham and Mead (via telecomm).

**Excused:** Director Sherman

**By Invitation.** John Martinez, AKAL Security, Otis King GM, Shirley Landford OM, Robert Ward OpM and Rich Wolter, Hawaiiana Management Co.

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

**Approve Agenda**

A. Director Mead moved to approve the agenda with several additions. The motion was approved by unanimous consent.

**Reading of the MINUTES**

A. Minutes of the May 26, 2004, regular Board meeting. Secretary Collier moved and Vice President Castro seconded the motion to approve the minutes of the regular meeting of May 26, 2004. The motion was approved by unanimous consent.

**REPORTS**

A. Security. John Martinez provided an oral and rewritten report.

B. Treasurer

1. Financial Statements for May 2004. Treasurer Sokolowski moved to accept the May 2004 financial statements, subject to audit. The motion was approved by unanimous consent.

2. Delinquency. Tabled for the Executive session

C. Management. GM provided an oral and written (on file at the Association office) report.

D. Committees

1. Security-Robert Cunningham provided an oral report. The committee will be investigating possibilities for replacement of the back fence due to vandals.

2. Building. GM Otis King. The committee will be investigating possibilities for replacement of the louver windows.

3. Grounds-Steve Deleconio. provided an oral & written report and recommended Leeward Landscape Company to install the next phases of the irrigation system. (see Unfinished Business)

4. Rules-Secretary Collier provided an oral report. The revised House Rules will be formatted and out to Homeowners by the July meeting at which time Homeowners will have 30 days for comments.

5. Personnel. Treasurer Sokolowski provided an oral report

6. Budget & Finance. Treasurer Sokolowski provided an oral report. (See Financial Statements)

7. Communications. Monty Glover provided an oral report.

8. Community Advisor. Marjorie Collier provided an oral report and stated the next committee meeting is scheduled for August 14, 2004, and will be a community potluck dinner. (see New Business)

**UNFINISHED BUSINESS**

A. RFP Irrigation-phases 4 & 5. Treasurer Sokolowski moved and Vice President Castro seconded the motion to approve the proposal from Leeward Landscaping to install the irrigation systems for areas 4 & 5 at a cost not to exceed \$167,041.00. The motion was approved by unanimous consent.

B. Rescind, Contract selection. Treasurer Sokolowski moved to rescind the motion that approved Henry's Equipment Company to demolish the maintenance building. The motion was approved by unanimous consent.

C. Reconsider, Demolition maintenance building. Treasurer Sokolowski moved and Secretary Collier seconded the motion to approve a proposal from Island Demolition at a cost not to exceed \$6,200.00 to demolish the maintenance building. The motion was approved by unanimous consent.

**NEW BUSINESS**

A. Community Advisory. Vice president Castro moved and Director Cunningham seconded the motion to approve \$150 to purchase food and supplies for the community advisory potluck dinner on August 14, 2004. The motion was approved by unanimous consent.

B. Kiana Pool Repairs. Director Mead moved and Vice President Castro seconded the motion to approve a proposal from TRI-R products to repair the fiberglass pool surface at a cost not to exceed \$3,200.00. The motion was approved by unanimous consent.

C. Property Insurance renewal. Treasurer Sokolowski moved and Vice President Castro second the motion to approve the proposal from Lloyds of London to provide insurance coverage for the 2004-2005 period. The motion was approved by unanimous consent.

D. Conference Call resolution. Vice president Castro moved Treasurer Sokolowski seconded the motion to approve Director attendance at scheduled Board meetings by telecommunications means, whenever a director is absent from the island of Oahu at the time of the meeting. The motion was approved by unanimous consent.

E. Rescind personnel position. Treasurer Sokolowski moved and Director Cunningham seconded the motion to eliminate the previously established position of Security Director and direct funds for the position to increasing the contracted Security staffing. The motion was approved by unanimous consent.

F. During the Executive Session, the board:

- 1.) Approved the lump sum payment for the 2004-2005 property insurance renewal and the exclusion from insurance coverage for a terrorist act on the grounds of the National Home Land Security act, which requires a defined terrorist act for the coverage to apply and in view of the Federal statute that indemnifies a property in the event of a declared terrorist act.
- 2.) Approved retaining a listing agent to represent Makaha Valley in the marketing and sale of Unit 160B.
- 3.) Approved a "no parking" designation for parking stalls that have been removed from use by a common element restriction for unpaid assessments,
- 4.) Approved the write off as a bad debt any uncollected assessments for the year 2001 and years prior to that date.
- 5.) Approved performance compensation for three employees, approved an additional janitorial position and an additional gardener position.
- 6.) Approved one violation appeal and waived the fine, denied two violation appeals and reconfirmed the previously assigned fines.

7.) Approved delinquent assessment collection efforts.

EXECUTIVE SESSION

Hearing no objection and by consent, President Glover adjourned the regular meeting for an executive session to discuss personnel and legal issues. The meeting was adjourned at 9:25 PM for an Executive session. The regular meeting was reconvened at 10:40 PM

NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be July 28, 2004, at the Kiana Cabana on site. The next annual meeting is scheduled for March 5, 2005.

ADJOURNMENT

Noting no other business on the agenda, Treasurer Sokolowski moved and Director Cunningham seconded the motion to adjourn the regular meeting. The motion was approved by unanimous consent and President Glover adjourned the meeting at 10:41 PM

Submitted by:  
Makaha Valley Plantation

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Marjorie Collier  
Secretary

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

## Owners' Forum

1. 146C Consumption alcohol in common areas; Board members voting record; resigned from the House Rules committee
2. 192C Personal threats; harassment from residents
3. 048A Drinking alcohol in common areas; water damage in unit; area BBQs broken
4. 146A beach mats on lanais; speeders late night & early morning; HR change dog weight
5. 089B Pool noise; security officer sleeping on duty; car keyed; hornets nest
6. 029B Pool operations
7. 002B Trash in 18A stairwells-need cleaning; whitefly; parking spaces; insurance & auto decals
8. 039C Speeding early morning and late evening
9. 079C display cases; speed checks; behavior in pool areas
10. 176C what improvements in work