

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

AGENDA

June 24, 1997: 7pm, Wai'anae Community Center

TO BE PRESENT: President, Bette Larrabee; Vice President, Dale Fajardo; Treasurer, David Duke
Excused, Alvin Silva

GUEST: Manager, Jack Custer; Administrative Manager, Peggy Hoots
Excused, Jim Coupland

CALL TO ORDER:

APPROVAL OF MINUTES: May meeting - Deferred

CORRESPONDENCE: Letter from Don Hibbard, owner 62-B; RE: Pools

REPORTS:

- PRESIDENT: Insurance
- VICE-PRESIDENT:
- SECRETARY:
- TREASURER: Bylaws
- PROPERTY MANAGER:
- MANAGER:
- OFFICE MANAGER: Statistics, Parking Decals

OLD BUSINESS:

1. Civil Engineers report on parking lot paving received and being evaluated.
2. Custodial and Maintenance contract bids are being negotiated.
3. Security evaluation (cameras) etc. are being evaluated.
4. Feasibility study on adding solar heating to heat pumps--in progress.
5. Feasibility study on building waterproofing problems--bids are being evaluated.

NEW BUSINESS:

1. CWEP- Community Work Experience Program
2. Pressure regulator valves
3. Waste Management Contract
4. CIA Work Shop
5. Accident Free Days winner for May: Debra Gregory, Office Clerk.

OPEN DISCUSSION: As time permits

NEXT MEETING: Next meeting will be July 22, 1997

ADJOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL MATTERS AND FINE APPEALS

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

APPROVED MINUTES

June 24, 1997, 7pm, Wai'anae Community Center

PRESENT: President, Bette Larrabee; Vice President, Dale Fajardo; Treasurer, David Duke.

EXCUSED: Secretary, Alvin Silva; on military duty. Property Manager, Jim Coupland; on vacation

GUEST: Manager, Jack Custer; Administrative Manager, Peggy Hoots

CALL TO ORDER: A quorum being present, Ms. Larrabee called the meeting to order at 7:03pm.

APPROVAL OF MINUTES: April and May meeting minutes - Deferred.

CORRESPONDENCE: Letter from Don Hibbard, owner 62-B, concerned the policy of allowing children at the quiet pool (formerly known as the adult pool). Current Board policy on the pools were developed from the advice of our attorney. They reflect the current interpretation of the law on discrimination. The Board had no choice but to make recent changes to the House Rules and Policy on Pools. Mr. Hibbard was asked to follow up with HUD on their interpretation of the law and report to the Board.

REPORTS: **PRESIDENT:** Insurance renewal is coming in July and is looking very good. Our agent, Mr. Horner says we will be spending less on our premium than last year.

TREASURER: Bylaws are proceeding with the second draft. Final review for the Board is scheduled for July. Delinquencies are high but we are watching closely and staying within the budget.

MANAGER: Report enclosed

OFFICE MANAGER: Statistics enclosed and new parking decals are still on order.

OLD BUSINESS:

1. Civil Engineers report on parking lot paving received and being evaluated.
2. Custodial and Maintenance contract bids are being negotiated.
3. Security evaluation (cameras) etc. are being evaluated.
4. Feasibility study on adding solar heating to heat pumps--in progress.
5. Feasibility study on building waterproofing problems--bids are being evaluated.

NEW BUSINESS: 1. CWEP- Community Work Experience Program is sponsored by the State and provides volunteers to work for training and experience.

MVP BOARD OF DIRECTORS REGULAR MONTHLY MEETING FOR JUNE 1997

MOTION BY MR. DUKE TO ALLOW THE MANAGER TO SUBMIT APPLICATION FOR THE CWEP AND ACQUIRE MORE DETAIL INFORMATION FOR THE BOARD.
APPROVED 3-0.

2. Pressure regulator valves need repair but deferred until more bids are received.

3. Waste Management Contract was re-negotiated and bin sizes were changed. Monthly cost dropped from \$5300 to \$4100.

MOTION MADE BY MR. DUKE TO ACCEPT THE NEW ONE YEAR CONTRACT BY WASTE MANAGEMENT FOR \$4100 PLUS TAX PER MONTH. APPROVED 3-0

4. CIA Work Shop. Ms. Larrabee and Mrs. Hoots attended this work shop on how to handle with problem tenants and homeowners.

5. Accident Free Days winner for May: Debra Gregory, Office Clerk.

NEXT MEETING: July 22, 1997.

ADJOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL MATTERS AND FINE APPEALS

MINUTES APPROVED ON AUGUST 26, 1997.



ALVIN P. SILVA
Secretary, BOD