

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
TUESDAY, June 24 2003  
MAKAHA RESORT & GOLF CLUB

CALL TO ORDER

Regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 8:35 PM by President Deleconio.

ESTABLISH A QUORUM A quorum was established.

Members Present: President Al Deleconio, Vice president Monty Glover, Secretary Hugh Conroy, Treasurer Michael Babineck and Director Greg Sokolowski.

By Invitation. Jon Tavares Star Protection, Otis King GM, Shirley Landford OM, Rich Wolter, Hawaiiana Management Co.

Suspend the Agenda Hearing no objection and by consent, President Deleconio suspended the agenda in order to consider Director appointment listed under Unfinished Business. See Unfinished Business. President Deleconio resumed the regular meeting agenda.

Approve Revised Agenda

Secretary Conroy moved to approve the revised agenda. The motion was approved by unanimous consent

Reading of the MINUTES

A. Minutes of the May 27, 2003 Board meeting. Secretary Conroy moved to approve the minutes of the May 27, 2003, Board meeting, as published. The motion was approved by unanimous consent

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

REPORTS

A. Security. Jon Tavares of Star Security provided an oral report.

B. Treasurer

1. Financial Statements for May 2003. Treasurer Babineck reported on the May 2003, Financial statements. Treasurer Babineck moved to accept the Financial statements, subject to audit. The motion was approved by unanimous consent

2. Delinquency. Tabled for the Executive session

C. General Manager. GM King provided an oral and written (on file at the management office) report. Vice president Glover moved to approve an amount not to exceed \$600 to retile the Association office. The motion was approved by unanimous consent.

D. Association Manager.

1. Heat Pump installation-Water Storage tank isolation valves. Completed.

2. Parking/Driveway Renovation. Deferred

3. 72" drain pipe cleanout. Vice President Glover moved to approve \$30,000 for the clean out of the easement drain pipe. The motion was approved with four (4) directors, who voted to approve the motion and one (1) director, Babineck, that abstained.

4. Survey South (Makai) Property. Deferred

E. Committee

1. Security-sub chair Monty Glover. Oral report.

2. Building/Grounds-Steve Deleconio. Oral report

a. Front Entry Redesign

b. Steel Gate for rear service entrance to property.

3. Compliance/House Rules- Hugh Conroy. Oral report.

4. Personnel. Greg Sokolowski. Tabled discussion for the Executive session

5. Budget & Finance. Treasurer Babineck. See Financial Statements above.

6. Web Site-Monty Glover. Oral Report. Vice president Glover moved to approve the posting of financial statements on the WEB site. The motion was approved with four (4) directors, voted to approve the motion, and one (1) director, Conroy, was opposed.

7. Awning Alteration-"A" Units. Secretary Conroy provide an oral report.

UNFINISHED BUSINESS

A. Director Appointment: Vice president Glover moved and Director Sokolowski seconded the motion to defer the appointment of additional directors, in accordance with the recently approved and recorded Bylaw amendment that increased

Board membership, until the next Annual meeting. The motion was approved with three (3) directors who voted to approve the motion and two (2) directors, Deleconio and Conroy, who opposed the motion.

B. Electronic Pool Access. Secretary Conroy moved to accept the proposal from Keener Technologies to install a security access system for pool entry and exit. The motion was not approved with two (2) directors, Deleconio and Conroy, who voted to approve the motion and three (3) directors, who voted to oppose the motion.

C. Unit 61A repairs. Treasurer Babineck moved to approve the repairs to unit 61A, resulting from a sewer blockage. The motion was approved by unanimous consent.

D. Director Mailboxes. Deferred

E. Vehicle registration fee. Vice president glover moved to reduce the vehicle registration fee to a non-refundable \$50 and to refund \$150 to those residents who had previously paid the \$200 fee to register vehicles, since the policy was enacted in April 2003. The motion was approved with four (4) directors, who voted to approve the motion, and one (1) abstention, Director Babineck.

F. House Rules. Deferred.

#### NEW BUSINESS

A. Insurance Renewal. Vice president Glover moved to approve the proposal from Insurance Associates and Lloyds of London for the Associations' insurance coverage at a cost \$307,000.00. The motion was approved by unanimous consent.

B. Terrorist Exclusion. Vice president Glover moved to refuse the Terrorist insurance coverage offered by the insurance carrier. The motion was approved by unanimous consent.

C. Landscape Equipment. Vice president Glover moved to approve the purchase of grounds/landscape equipment at a cost not to exceed \$2000. The motion was approved by unanimous consent.

D. Unit 19A Alt request. Deferred

E. During the Executive session the Board approved various means to enable the Association to recover unpaid and delinquent maintenance fees, to recommend eviction of a tenant, and to provide Association counsel with a limited power of attorney.

#### EXECUTIVE SESSION

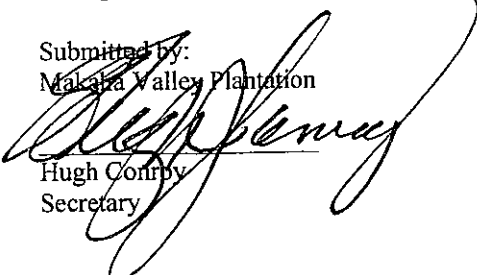
Hearing no objection and by consent, President Deleconio adjourned the regular meeting at 9:50 PM, June 24, 2003 for an Executive session to discuss personal and legal issues. The regular meeting was reconvened at 2259 P M, June 24, 2003

#### NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Tuesday, July 22, 2003, at 6:30 PM, Makaha Resort & Golf Club.

#### ADJOURNMENT

Noting no other business on the agenda and hearing no objection, President Deleconio adjourned the meeting at 11:05 PM.

Submitted by:  
Makaha Valley Plantation  
  
Hugh Conroy  
Secretary

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

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Owners Forum & Resident Comments

1. 018B 06-20-03 TRO violated at 4 PM.
2. 018A ADA accommodation request
3. 081C noise; pool use
4. 029A pool use
5. 064C temporary pool security; cleanliness of bike racks
6. 028B pool security monitor
7. 192C dry season-motorcycle noise & dirt from adjoining property
8. 153C security comm.. volunteer; praised security
9. 039C vehicle noise, speed, radios
10. 002B exterior smoking; illegal pool use; \$8K over administration budget