

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

AGENDA

JUNE 25, 1996; 7PM, WAI'ANAЕ COMMUNITY CENTER (SATELLITE CITY HALL)

PRESENT: Vice-President, Bette Larrabee; Secretary, Alvin Silva; Treasurer, David Duke: Director, Wayne Thompson.

ABSENT: President, Cecil Bindel; on vacation

GUEST: Property Manager, Jim Coupland; Resident Manager, Harlow Todaro: Office Manager, Peggy Hoots.

CALL TO ORDER:

APPROVAL OF MINUTES: For May 28, 1996

CORRESPONDENCE:

REPORTS: VICE-PRESIDENT
SECRETARY
TREASURER
DIRECTOR
PROPERTY MANAGER
RESIDENT MANAGER

OLD BUSINESS:

1. Traffic Control Measures- Deferred
2. Directors/Rental Agents Meeting Scheduled for Saturday, August 24th, Orientation at 10:00 AM, (meeting to follow)
3. Grounds Insect Treatment Bids

NEW BUSINESS:

1. Proposal on Orientation
2. Golf Cart/Radio Evaluation
3. Custodial/Maintenance Contract Bids
4. Structural Engineer Inspection
5. Security Equipment Bids

Accident Free Winner for Month of May. (No Drawing, Employee Accident May 2, 1996.)

NEXT MEETING: July 23, 1996

Adjournment to Executive Session For Personnel Matters & Fine Appeals.

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

APPROVED MINUTES

June 25, 1996; 7pm, Wai'anae Community Center (Satellite City Hall)

PRESENT: Vice-President, Bette Larrabee; Secretary, Alvin Silva; Treasurer, David Duke.

ABSENT: President, Cecil Bindel, on vacation; Director, Wayne Thompson, family emergency; Administrative Manager, Peggy Hoots, on medical excuse.

GUEST: Property Manager, Jim Coupland; Resident Manager, Harlow Todaro.

CALL TO ORDER: A quorum being present, Miss. Larrabee called to meeting to order at 7:17p.m.

APPROVAL OF MINUTES: For May 28, 1996, is not ready for review.

CORRESPONDENCE: None.

REPORTS: VICE-PRESIDENT: Miss. Larrabee reviewed our new insurance policy for June 1996, through June 1997. We have a \$42 million coverage (\$5 million for hurricane) with Alliance Insurance Company for a cost of \$173,903. A second policy with Weschester Fire Insurance Company for another \$5 million hurricane coverage will cost \$30,000. Fireman's Fund Ins. Co. has our general liability coverage of \$1 million/ \$2 million for a cost of \$28,125. Crummen Foster Ins. Co. is providing \$2 million of coverage of liability for \$3,200. Total premium is \$235,229.

Thanks go out to Natalie and the office personnel on getting out the news letter. It was mailed out to all home owners including plantation residents because security can not be our delivery service any more.

SECRETARY: Mr. Silva reported on attending a meeting sponsored by Hawaiian Electric Company (HECO). The Public Utilities Commission has authorized HECO to provide a rebate incentive to business customers for up grading there existing lighting fixtures to more efficient technology. The amount varies with the type of up grade but could be as much as 30% of the up grade cost. We will be looking into taking advantage of this program.

TREASURER: The Budget is right on target. We have planned to make a down payment of \$100,000 on our major insurance policies in June. The balance will be financed and paid off by the end of the year. The By-Laws are being worked on and we will be meeting with our attorney on Saturday to review the proposed changes.

PROPERTY MANAGER: Delinquencies are still a little high at \$127,000 but our cash flow is good with over \$90,000 in the operating budget.

RESIDENT MANAGER: Report is enclosed.

A discussion started on to present signs at our pools. We need to up date them to comply with federal regulations. We also cannot deny use of the pools or Jacuzzi by age but can warn against health hazards.

OLD BUSINESS: 1. Traffic Control Measures. Delayed until parking repair work is scheduled

MVP BOD APPROVED REGULAR MEETING MINUTES OF JUNE 23, 1996

2. Directors and Rental Agents Meeting. Scheduled for August 24, 1996, orientation at 10:00AM at the cabana and meeting to follow.

3. Grounds' insect treatment bid from No Ka Oi for \$800 per month was accepted by Mr. Duke and Mr. Harlow as authorized by the Board last months. Inside unit treatment will cost home owners' \$40 per apartment. Residents will be notified by electronic bulletin board to call the office to make arrangements for treatment and payment.

4. Tree trimming contract is not complete. The RM is trying to get Glads Landscaping to complete their contract to our satisfaction. They were trimming too little for the amount they are charging us.

5. Coconut tree trimming is also with Glads Landscaping and we are not satisfied with how much they have trimmed.

NEW BUSINESS: 1. Golf Cart / Radio evaluation. The RM is still evaluating what we will need for our operations.

2. Custodial and Maintenance contract bids. We are still waiting for more bids before making any decision.

3. Structural Engineer inspection. Mr. Silva will be inquiring as to the cost of having a structural engineer evaluate the foundation of our buildings as a precautionary measure. A few residents have complained of minor floor cracks and some apartments being renovated indicate a slope of the flooring. No obvious signs of major shifting are evident and our foundations are massive underground.

4. Security equipment bids are still being collected. One of the items being considered is security cameras at various locations.

5. No accident free winner for May due to a minor accident.

OPEN DISCUSSION: Mr. Duke read a suggestion from Mrs. Bobby Castro concerning fines. She suggested having residents attend a "Resident Orientation" in lue of their first fine. This would save the resident money and hopefully be a better resident to their neighborhood and the Association. The resident could not deny knowledge of the house rules. If the resident violates the rules again, they will already be on record as to knowing the rules. A copy of the house rules that covers the violation would be included with the fine.

MOTION MADE BY MR. DUKE TO ACCEPT THIS PROCEDURE AND POLICY CHANGE AND TO INCLUDE THIS IN THE NEW HOUSE RULES. APPROVED 3-0

NEXT MEETING: July 23, 1996; 7pm, Wai'anae Community Center (Satellite City Hall)

ADJOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL MATTERS AND FINE APPEALS AT 8:26PM.

APPROVED ON JULY 23,1996.


ALVIN P. SILVA
BOD SECRETARY