

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
MONDAY, JUNE 25, 2001  
7:00 P.M., WAIANAE SATELLITE CITY HALL

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:00 p.m., by Vice President Sokolowski.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Greg Sokolowski  
David Duke  
Alvin Silva  
Bobbie Castro

Members Excused: Bette Larrabee

Present by Invitation or as Guests: Peggy Hoots, Manager  
Jim Coupland, Hawaiiana Management Co., Ltd.  
Jeff Smith, Engineering Forensics, Hawaii  
(Arr. 8:15 p.m./Dpt'd 8:56 p.m.)

APPROVE MINUTES

There being no corrections or changes, the minutes of the April 23, 2001, Board meeting were approved as presented, following a motion to approve by Treasurer Duke and a second by Vice President Sokolowski. The vote was three for the motion with Director Castro abstaining. The motion passed. The May Operating Report was accepted, subject to audit.

TREASURERS' REPORT

- A. Treasurer Duke reported the Association is in good financial shape. The Cash and Reserves stood at \$1,471,599.75. The May Operating Report was accepted, subject to audit.
- B. Delinquency Report - The Delinquency Report was distributed prior to the meeting by the Management Executive. This item is deferred to Executive Session.

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MANAGER'S REPORT

The Manager's Report was distributed prior to the meeting. A copy of this report is on file in the Manager's Office and Hawaiiana Management Co., Ltd.

UNFINISHED BUSINESS

- A. Engineering Forensics, Hawaii – Deferred until later in the meeting.
- B. Wash House Heat Pump Evaluations – Western Pacific Mechanical – Deferred.
- C. Tennis Court Resurfacing – Status – The blacktop has been installed, but it has not been painted green or striped yet. It should be completed by the end of next week.
- D. Fred Lau Hawaiian Landscaping Progress – Following a walk through of the 757 by the Manager and the Management Executive, it was determined Linda needed to start a major weed removal program. Linda was notified by fax and she stated she would put more people on it right away.

Treasurer Duke moved to accept the Brownlie & Lee proposal for MVP Landscape Phase 1 at a cost of \$4,900.00. Director Castro seconded the motion. The motion passed unanimously.

- E. Property Drainage – Responsibility Search – Deferred until the Association Attorney's work on this issue is completed.
- F. Wackenhut Security Agreement – Approval/Signatures – Deferred to Executive Session.
- G. ABM Janitorial Maintenance Agreement - Director Castro moved to accept the ABM Services and attached specifications for \$10,699.00, plus tax, per month. Vice President Sokolowski seconded the motion, which than passed unanimously.
- H. ABM Landscaping Vs. Fred Lau Landscaping – Vice President Sokolowski moved, with the provision that no less than 5 personnel will be employed, that ABM Landscaping be selected at \$10,681.00 per month, plus tax, along with the

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attached specification. Director Castro seconded the motion. The motion passed unanimously.

- I. ABM Carpenters Agreement – Approval/Signatures – Vice President Sokolowski moved to accept their proposed agreement for 2 Carpenters at 40 hours per week each at \$19.89 per hour. Director Castro seconded the motion. The motion passed unanimously.
- J. What can be Done to Recreation Areas – Deferred.
- K. GE Capital Lease Progress – They have been notified of the Heat Pump numbers and total cost. Until the last Heat Pump is installed and the certification letter from the engineering firm presented to them, no check will be issued.
- L. Vending Machines – Although this contract cannot be cancelled, the Board directed the machines at the office be moved to the outside entrance of the Kiana Pool.

Jeff Smith, Engineering Forensics Hawaii arrived at 8:15 p.m.

A. Engineering Forensics Hawaii

- 1. Ching Construction – Project Completion was on May 17, 2001, so the final payment (10% Retention) should be made on July 2, 2001. The final bill will be sent directly to Treasurer Duke.
- 2. Ching Change Order – Treasurer Duke moved to accept the Change Order to install another Heat Pump in Wash House 754 at a cost of \$13,000.00. Vice President Sokolowski seconded the motion. The motion passed unanimously.
- 3. 755 #3 Heat Pump Design – Engineering Forensics Hawaii will send these drawings to Ching Construction by month's end. If accepted, these drawings should be available by the next Board meeting.
- 4. Engineering Forensics Change Order #9 – Director Castro moved to accept this change order to have Engineering Forensics, Hawaii draw up all the drawings required to install new heat pumps in all the Wash Houses, at a cost of \$21,640.00, which includes the additional of the #3 Heat Pump in Wash House 755. Secretary Silva seconded the motion. The motion passed

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unanimously. This motion does not include those new heat pumps already installed.

NEW BUSINESS

- A. Insurance Associates – New Year Insurance Proposal – Ratify – Vice President Sokolowski moved to ratify the previous decision to accept the Insurance Associates proposal to provide the Property Insurance for \$160,674.00. Secretary Siiva seconded the motion. The motion passed unanimously.
- B. John Morris Move - Director Castro moved to ratify the previous decision to stay with Attorney John Morris when he moves to Ashford & Wriston. Vice President Sokolowski seconded the motion, which then passed unanimously.
- C. Back Flow Preventor – Test Results – Director Castro moved to accept the Clean Sewer Lines Hawaii, Inc. proposal to repair four (4) failed back flow preventors for no more than \$1,400.00. Treasurer Duke seconded the motion. The motion passed unanimously.

HOMEOWNER'S FORUM

- A. Tena James – 159A – She asked some questions concerning the Association acquiring ownership of seven (7) units. Treasurer Duke informed her the Association actually owns two (2) units.
- B. Pat Patterson – 72A – She questioned the carpenters doing other than carpenter's work. She was informed, they do paint their own work.
- C. Al Awo – 10C – He told the Board he thought the Fire Code would help get the extra residents moved out of their units.
- D. Becky Mock – 33C – She asked if there were any plans to change the entry to the property. She was informed, that was in the plans.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 8:56 p.m., to discuss legal issues.

The Board reconvened to the Regular Board Meeting at 9:26 p.m.

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The results of Executive Session are:

1. The Management Executive is to invite Richard Brownlie, of Brownlie & Lee, to the Pre-Meeting Planning Session at 9:00 a.m., on July 20<sup>th</sup> at the East Course.
2. The Wackehnhut Services Agreement to provide Security was accepted.
3. Elsie Foster, Foster Realty, was accepted to be the Association's Agent concerning sale of any Association units.

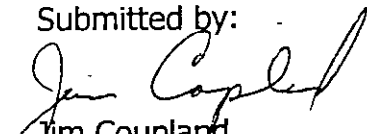
DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Monday, July 23, 2001, at 7:00 p.m., Waianae Satellite City Hall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:30 p.m.

Submitted by:

  
Jim Coupland  
Recording Secretary

Approved by:

