

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
TUESDAY, JUNE 27, 2000  
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 7:01 p.m., by President Larrabee.

ESTABLISH A QUORUM

A quorum was established.

Members Present:	Bette Larrabee	Alvin Silva
	Greg Sokolowski	Bobbie Castro
Members Excused:	David Duke	
Present by Invitation or as Guests:	Peggy Hoots, Manager	
	Jim Coupland, Hawaiiana Management Co., Ltd.	
	Jeff Smith, Engineering Forensics, Hawaii (Dptd. 9:34 p.m.)	

SECURITY REPORT

The Security Report was presented by Manager, Peggy Hoots. She stated there were a total of 3,721 visitors to date this month. That is an average of 133 visitors per day.

COMMITTEE REPORT

There were no Committee Reports for this meeting.

APPROVE MINUTES

There being no corrections or changes, the minutes of the May 23, 2000, Board meeting were approved as presented, following a motion to approve by Director Castro, a second by Vice President Sokolowski, and a unanimous vote to approve

TREASURER'S REPORT

The Treasurer's Report was presented by the Management Executive. This report covered the May 2000 Financials. The variances were covered in detail. The total Cash and Reserves at the end of May were \$1,473,036.39. The actual reserves stood at \$1,422,212.02. The May Operating Statement was accepted, subject to audit.

MANAGEMENT EXECUTIVE REPORT – Deferred to the Agenda items.

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 Company, Ltd.

UNFINISHED BUSINESS

A. Engineering Forensics, Hawaii

1. Shioi Punchlist Completion Progress – Jeff Smith, Engineering Forensics, Hawaii provided a written report on all current issues. All areas have been punchlisted. Two areas remain problems and they are the stairwell deck coating and the reinstallation of the exterior trim flashing. Vice President Sokolowski moved to have Engineering Forensics, Hawaii address to Shioi Construction, the overall unacceptable paint job on the stairwell decks and the installation of the exterior trim flashing. The Board does not accept the paint warranties from Color Dynamics. Director Castro seconded the motion. The motion passed unanimously.
2. Parapet Wall Flashing for 7-8 Units – Director Castro moved, seconded by Secretary Silva, to accept the Shioi Construction proposal to replace seven (7) flashings for \$785.52. The vote for the motion was unanimous.
3. Wash House Plans – Final Review
  - a. Reverse Wash House Dryers to Outside Wall – Vice President Sokolowski moved to approve moving the dryers to the outside walls in lieu of the washers. Director Castro seconded the motion, which then passed unanimously.
  - b. Gas Water Tanks Vs. Heat Pumps – Director Castro moved to instruct Engineering Forensics, Hawaii to have the selected contractor build the Wash Houses and buy and install the equipment. President Larrabee seconded the motion. The motion passed unanimously.
4. Engineering Forensics, Hawaii – Latest Bill – By unanimous consent, the bill was approved and signed.

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UNFINISHED BUSINESS, Cont.

- B. Change Order for 3C Structural Analysis – Secretary Silva moved to accept the Engineering Forensics, Hawaii proposal to determine the cause of the bowing/bending of the 3C walls. Director Castro seconded the motion. The vote for the motion was unanimous.
- C. Irrigation/Vegetation Final Plans for 757 – Deferred to the next meeting.
- D. Rental Agent Contract – The Agreement with Foster Realty has been signed.
- E. Burns Security – Landscaping Agreement – Vice President Sokolowski moved to accept the Burns' Ground Maintenance Agreement to provide 4½ personnel per week at \$12.36 per hour and \$18.51 for hours over 40 hours per week. Director Castro seconded the motion. The motion passed unanimously.
- F. Burns Security – Security Agreement Renewal – Deferred to the next meeting.
- G. Burns Security – Maintenance Agreement Renewal – Deferred to the next meeting.
- H. Burns Security – Carpenters – Vice President Sokolowski moved to reduce the number of carpenters from 4 to 2, effective June 30, 2000 and to extend this date by the number of rainouts occurring since notification was given. Director Castro seconded the motion, which than passed unanimously.
- I. Web Response to Board Questions Concerning Potential New Agreement – Vice President Sokolowski move to accept the Web #1 proposal, provided they provide in writing that they will move the washers/dryers when the wash houses are renovated. Director Castro seconded the motion. The motion passed unanimously.
- J. G.E. Capital Heat Pumps Leases – They will lease the planned \$151,000.00 for either \$2,705.00 per month for 60 months or \$2,049.00 for 84 months.
- K. Office Expansion – Air Conditioner Options – Deferred to the next meeting.
- L. Quiet Pool – Kiddie Pool Re-Surface – Vice President Sokolowski moved to accept the Tri-R Products proposal to fiberglaze the Kiddie Pool for \$4,291.68. Secretary Silva seconded the motion. The motion passed unanimously.

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UNFINISHED BUSINESS, Cont.

- M. Large Tree Trimming – Director Castro moved to accept the Tress of Hawaii proposal to trim 28 large trees for \$9,218.60. Secretary Silva seconded the motion. The motion passed unanimously.
- N. Guard Shack DecraBond – By unanimous consent, the Board approved the purchase of sufficient quantities to cover both guard houses roofs and the Bus stop roof for \$583.60.

NEW BUSINESS

- A. Unit 97C/98C – Request to Place Plants on Landing – By unanimous consent, this request was not approved at this time. The Management Executive was directed to send a letter to the owner of 79A to have them move their plants within two weeks or they will be removed for them.
- B. Insurance Associates – New Insurance Package for 2000-2001 – Director Castro moved, seconded by Vice President Sokolowski, to accept the Insurance Associates proposal for 2000/2001 at \$171,793.60. The vote for the motion was unanimous.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 9:34 p.m., to discuss legal matters.

The Board reconvened to the Regular Board meeting at 9:46 p.m.

The results of the Executive Session are as follows:

- A. Request Engineering Forensics develop a proposal on an issue.
- B. The Board approved writing off the account balances for 10 unit owners.
- C. The Board approved placing two prior owners on the Deficiency Judgement List.

DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Tuesday, July 25, 2000, at 7:00 p.m., Waianae Satellite City Hall.

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ADJOURNMENT

There being no further business, the meeting was adjourned at 9:47 p.m.

Submitted by:

  
Jim Coupland  
Recording Secretary

Approved by:

  
Alvin Silva  
Secretary



# HAWAIIANA

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## MAKAHA VALLEY PLANTATION

### BOARD OF DIRECTORS' MEETING

The regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation will be held on:

DATE: **Tuesday, June 27, 2000**

TIME: **7:00 p.m.**

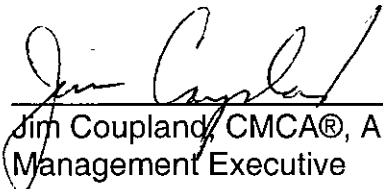
PLACE: **Waianae Satellite City Hall**

If you are unable to attend this meeting, please call at 593-6819 and inform us accordingly.

BY CALL OF:

BETTE LARRABEE  
PRESIDENT

BY:

  
Jim Coupland  
CMCA®, AMS®  
Management Executive

**THIS NOTICE MUST BE PROMINENTLY POSTED IN AT LEAST TWO LOCATIONS ON-SITE AT LEAST 72 HOURS PRIOR TO THE DATE AND TIME OF THE MEETING AS INDICATED ABOVE.**

MAKAHA VALLEY PLANTATION  
BOARD OF DIRECTORS' MEETING  
TUESDAY, JUNE 27, 2000 – 7:00 P.M.

A G E N D A

- I. CALL TO ORDER
- II. ESTABLISH A QUORUM
- III. SECURITY REPORT
- IV. COMMITTEE REPORT – As Required
- V. APPROVE MINUTES OF THE MAY 23, 2000 BOARD MEETING
- VI. TREASURER'S REPORT
  - A. Delinquency Report – EXECUTIVE SESSION
- VII. MANAGEMENT EXECUTIVE REPORT
- VIII. MANAGER'S REPORT
- IX. UNFINISHED BUSINESS
  - A. Engineering Forensics, Hawaii
    - 1. Shioi Punchlist Completion Progress
    - 2. Wash House Plans – Final Review
      - a. Reverse Wash House Dryers to Outside Walls
    - 3. Shioi Change Order – Parapet Wall Flashing Caps
  - B. Engineering Forensics, Hawaii – Change Order For 3C Structural Analysis
  - C. Irrigation/Vegetation Final 757 Plans – Rick Quinn
  - D. Rental Agent Contract
  - E. Burns Security – Landscaping Agreement
  - F. Burns Security – Security Agreement Renewal
  - G. Burns Security – Maintenance Agreement Renewal
  - H. Web Response to Board Questions Concerning Potential New Agreement
  - I. G. E. Capital Heat Pumps Leases
  - J. Office Expansion – Air Conditioner Options
  - K. Quiet Pool – Kiddie Pool Re-surface
  - L. Large Tree Trimming
  - M. Guard Shack DecraBond
- X. NEW BUSINESS
  - A. Unit 97C/98C – Request to Place Plants on Landing
  - B. Insurance Associates – New Insurance Package for 2000-2001
- XI. HOMEOWNER'S FORUM
- XII. EXECUTIVE SESSION (As Required)
- XIII. DATE, TIME AND PLACE OF NEXT MEETING
  - Tuesday, July 25, 2000, 7:00 p.m., Waianae Satellite City Hall
- XIV. ADJOURNMENT