

**MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
JUNE 28, 2006  
ON SITE -Kiana Cabana**

**OWNER'S FORUM**

At 6:39 p.m., the Chair opened owner's forum, welcomed new owners to the meeting and opened the floor to allow those present to address the board. The Chair thanked everyone for their comments and attendance and closed owner's forum at 6:55 p.m.

**CALL TO ORDER**

The regularly, scheduled meeting of the Makaha Valley Plantation Board of Directors was called to order at 7:06 p.m. by the Chair, President Monty Glover.

**ESTABLISH A QUORUM**

A quorum was established.

Members Present: Monty Glover                      Bob Cunningham                      Greg Sokolowski (arrived 6:50 p.m.)  
                                 Frank Mead                                      Jean Connolly                                      Marjorie Collier

Members Excused: Jim Sherman

By Invitation: Tiso Maanaina, AOA Security Supervisor  
                                 Belinda Johnson, Site Supervisor, Securitas  
                                 Ty Tyskewicz, Branch Manager, Securitas  
                                 Otis King, General Manager (GM) – Excused from Meeting  
                                 Shirley Landford, Administrative Assistant  
                                 Sheryl Brown, CMCA®, Senior Management Executive, Hawaiiana Management Co., Ltd. (SME)

**APPROVAL OF AGENDA**

Director Sokolowski moved to approve the agenda as presented. The motion passed with unanimous consent.

**APPROVAL OF MINUTES**

The minutes of the regular Board of Directors meeting of May 25, 2006 were accepted as presented.

**REPORTS**

- A. Security. The security report from MVP Security Supervisor Tiso Maanaina had been previously distributed to the board; SS Maanaina explained the number of parking citations were due to residents not being home to immediately address the issue but were at home to respond and immediately correct other house rule violations. Mr. Maanaina noted there had been nine domestic disturbances over the past month.

B. Treasurer – Treasurer Sokolowski reported the association staff was doing a great job of watching expenses with implementation of the current purchase order system. As recommended by Treasurer Sokolowski, the board accepted the May 2006 financial statement subject to audit.

C. General Manager's Report – The GM report had been previously distributed; there was no discussion.

D. Committees

(a) Security – There was no report.

(b) Documents – There was no report.

GUEST SPEAKER – SUE SAVIO, INSURANCE ASSOCIATES

The regular order of business was suspended to allow Sue Savio of Insurance Associates address the large increase in insurance premiums for 2006-2007. The regular order of business resumed.

E. Committees – Continued:

(a) Personnel - Chair Sokolowski reported the staffing had been reduced by two positions. Chair Sokolowski reported that one landscaping position had been eliminated due to increased productivity by use of the commercial riding lawnmower and the maintenance position open due to an employee's promotion had not been filled and at this time did not appear to be necessary.

(b) Budget & Finance – No report.

(c) Communications – Chair Glover addressed Item E under "Unfinished Business" in that it falls within the scope of the GM's authority with no requirement for board action. Chair Glover commented the website is being actively utilized.

UNFINISHED BUSINESS

A. Structural Investigation Report – No final report received from Smith Hawaii.

B. Proposed Easement – Director Mead stated the contract had been fully executed. M & M Investment will notify the association when the easement access will begin.

C. Management Services for Assn Unit 165A – The Chair informed the board the association office staff are not properly trained or licensed to negotiate rental of the association unit #165. Director Cunningham moved to allow the management contract for unit #165 to remain in place through the term of the agreement. The motion passed with unanimous consent.

D. Written Consent to Remove Ala Mahiku Sauna & Change Use of Putting Green – Deferred to Documents Committee.

**NEW BUSINESS**

A. Owner Correspondence

1. Appeal to Suspend HR Requirement for Pet Insurance – Tabled; pet given away.

B. Annual Meeting – Shirley will schedule a date for March 2007.

C. Stairwell Lighting – Treasurer Sokolowski reported the cost of the new proposed replacement fixture was \$4.50 per fixture/bulb combination, for a total of 600 fixtures. Treasurer Sokolowski also suggested marketing the old fixtures on ebay via the association website. Director Sokolowski moved to authorize up to \$3,000 for purchase of jelly jar fixtures and energy saving light bulbs. The motion passed with unanimous consent.

**EXECUTIVE SESSION**

The board entered executive session at 9:05 p.m. and reconvened into regular session at 9:10 p.m.

**NEW BUSINESS – CONTINUED**

- D. Insurance Renewal Premium – The board unanimously agreed to pay an initial amount of 7% of the total premium due, \$160,000.00.

**NEXT MEETING**


The board unanimously approved moving the next regularly scheduled Board of Directors meeting to the fifth Wednesday in June, to be held on Wednesday, July 24, 2006, 6:30 p.m. at the Kiana Cabana on site.

**ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 9:15.

Submitted by:

Hawaiiana Management Company,  
Agent for Makaha Valley Plantation  
Sheryl Brown, CMCA®, Senior Management Executive,  
Recording Secretary

  
Jean Connolly  
Secretary, Board of Directors  
AOAO Makaha Valley Plantation