

MAKAHA VALLEY PLANTATION  
BOARD OF DIRECTORS' MEETING  
TUESDAY, JUNE 29, 1999 – 7:00 P.M.

AGENDA

- I. CALL TO ORDER
- II. ESTABLISH A QUORUM
- III. HOMEOWNER'S FORUM
- IV. SECURITY REPORT
- V. APPROVE MINUTES OF THE JUNE 29, 1999 BOARD MEETING
- VI. TREASURER'S REPORT
  - A. Delinquency Report
    1. 51A
    2. 41C
    3. 34C
    4. 154B
    5. 84B
    6. 95C
- VII. MANAGEMENT EXECUTIVE REPORT
- VIII. MANAGER'S REPORT
- IX. UNFINISHED BUSINESS
  - A. Renovation Project
    1. Status
    2. Lanais
  - B. Document Amendment Status
  - C. Copier
- X. NEW BUSINESS
- XI. EXECUTIVE SESSION (As Required)
- XII. DATE, TIME AND PLACE OF NEXT MEETING  
Tuesday, August 24, 1999, 7:00 p.m., Waianae Satellite City Hall
- XIII. ADJOURNMENT

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
TUESDAY, JUNE 29, 1999  
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 7:05 p.m., by President Larrabee.

ESTABLISH A QUORUM

A quorum was established.

Bette Larrabee  
David Duke

Alvin Silva  
Bobbie Castro

Members Excused:

Dale Fajardo

Present by Invitation or as Guests:

Peggy Hoots, Manager  
Jim Coupland, Hawaiiana Management Co., Ltd.  
Major Tucker, Burns International (Departed 7:20 p.m.)  
Jeff Smith, Engineering Forensics, Hawaii  
Tena James, Owner, 159A

The following was taken out of sequence.

NEW BUSINESS

- A. Resignation – Dale Fajardo resigned as Vice President of the Board, however he will remain a Director. Treasurer Duke nominated Director Bobbie Castro to be Vice President. Secretary Silva seconded the nomination. The vote was unanimous, except for Director Castro's abstention, to elect Director Castro as Vice President.

SECURITY REPORT

Major Tucker provided the statistics for the month and announced there had been a number of personnel changes. As a result, some people had to pull double shifts. There were 3451 visitor passes issued for the month. He departed at 7:20 p.m.

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HOMEOWNER'S FORUM

- A. Tena James, Unit 159A – Reported three children, 8 years old or younger, not being monitored by their parents. A guard was watching them play. The manager reported the parents were fined as required by the House Rules.

APPROVE MINUTES

The minutes of the March 13, 1999 Annual meeting were approved as corrected, following a motion to approve by Treasurer Duke, a second by Vice President Castro and a unanimous vote to approve. The minutes will be corrected and re-distributed.

There being no correction or changes, the minutes of the May 25, 1999 Board meeting were approved as presented, following a motion to approve by Vice President Castro, a second by Secretary Silva and a unanimous vote to approve.

TREASURER'S REPORT

- A. Treasurer Duke moved to defer the Treasurer's Report to the next meeting. Vice President Castro seconded the motion. The motion passed unanimously.
- B. Delinquency Report – The Delinquency Report was distributed by the management executive prior to the meeting. Deferred.

MANAGEMENT EXECUTIVE'S REPORT

The management executive's report was distributed by the management executive prior to the meeting. A copy of this report is on file in the office of Hawaiiana Management Co., Ltd. and Makaha Valley Plantation.

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.

The manager reported the following additional significant item.

- A. Clean-Outs – Secretary Silva brought up the fact that the clean-outs are being painted red. Using the standard color codes, they should be yellow. Since all the water utilities points are marked yellow, it would not be helpful to paint the clean-outs the same color. He will provide the manager the standard color codes, so all utilities can be properly painted.

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UNFINISHED BUSINESS

- A. Renovation Project – Deferred to Executive Session.
- B. BFI Agreement – Signed and effective July 1, 1999 for \$5,937.46 per month.
- C. Document Amendment Status – An additional mail out was planned, however it has been put on hold until the next meeting.

NEW BUSINESS. Cont.

- B. New Insurance Coverage – Ratify Decision – The new insurance policy provides for a deductible of \$2,500.00 while the Hurricane Coverage has a 1% deductible. The cost of the new policy is \$172,288.00; a savings over last year of \$24,700.00. President Larrabee moved to ratify the decision to accept the insurance package developed by Tom Horner. Treasurer Duke seconded the motion, which then passed unanimously.
- C. Extended Hours for Basketball Court – Deferred until Burns Security can handle the additional work required.
- D. Grill Repair – Deferred to next meeting.
- E. Copier Replacement – Deferred to next meeting.
- F. Y2K Committee Report – Treasurer Duke moved to accept the committee report. Vice President Castro seconded the motion. The motion passed unanimously.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 7:45 p.m., to discuss legal issues.

The Board reconvened to the Regular Board meeting at 8:44 p.m.

The results of the Executive Session are:

1. The Board accepted the Shioi Contract as written.
2. The Board accepted the Floyd J. Mohika repair of grills proposal of \$1,525.00.
3. Ratified decision to settle with Unit 5A owner for \$3,500.00.

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DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Tuesday, July 27, 1999, at 7:00 p.m., Waianae Satellite City Hall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:45 p.m.

Submitted by:

  
Jim Coupland  
Recording Secretary

Approved by:

Alvin Silva  
Secretary