

MAKAHA VALLEY PLANTATION
REGULAR BOARD MEETING
MINUTES

DATE: July 15, 1987

PLACE: Makua Room, Sheraton Makaha Resort

PRESENT: President Maybelle Yeomans, Vice President Steve Kirk, Secretary Linda Powers, Treasurer William Halfacre, Director Charles Loomis and Asst. Secretary Jim Johnson

EXCUSED: Asst. Treasurer Bonnie Halfacre

BY INVITATION: Dick Gourley (Hawaiiana Mgt.), Resident Manager Wally Savedra, Chief of Security Tim Ford, M/M Cliff Weber (163A), M/M Floyd Smith (34A), Tom Powers (88A), M/M Kris Swanson (104B), M/M Charles Houtchens (47A), Theresa Garner (44A), M/M Henry McDaniel (184B), M/M Bill Glore (37A), M/M Blythe Thomas (168B), Al Gregory (174A), Harry Howarth (122C) and Marvin Guffey (73B)

CALL TO ORDER:

Having a quorum present President Yeomans called the meeting to order at 4:17 P.M.

MINUTES:

There being no objection the Minutes of the Regular Meeting of June 17, 1987 were approved and the Minutes of the Special Meeting of June 29, 1987 were approved as corrected.

CORRESPONDENCE:

Galland (157C) - It was the consensus of the Board that President Yeomans write Mrs. Galland and explain that the Association cannot discriminate.

Strabala (85B) - It was the consensus of the Board that President Yeomans write Mr. and Mrs. Strabala and explain that the Association cannot discriminate and that the minimum income requirement is not legally enforceable.

Weber (163A) - President Yeomans reported that the Association's attorney strongly recommended that a registration or security fee not be imposed for the reasons that it would have to be charged as a percentage of ownership and that the purposes for which such a fee would be imposed are rightfully common expenses.

Ford (Security Director) - It was the consensus of the Board that this matter be deferred to New Business.

Nakatani (Association Attorney) - Attached to these minutes and becoming a part hereof is a letter from Gail Nakatani concerning recent changes to Chapter 514-A. Dick Gourley explained further. It was the consensus of the Board that the law firm of Dinman, Nakamura, Elisha & Nakatani be instructed to draft an information letter to be sent to the membership.

Diaz - It was the consensus of the Board that this is a personnel matter and was not suitable for public discussion.

OFFICER'S REPORTS:

SECRETARY - Secretary Powers reported that the July 1 Newsletter was mailed June 30.

ASSISTANT SECRETARY - Attached to these minutes and becoming a part hereof is the report of Assistant Secretary Johnson.

COMMITTEE REPORTS:

GROUNDS - Attached to these minutes and becoming a part hereof is the report of Chairman Kirk.

LIGHTING - Chairman Johnson reported that the lens installations were 50% complete and recommended the committee be dismissed. It was the consensus of the Board that this be done.

RESIDENT MANAGER'S REPORT:

Attached to these minutes and becoming a part hereof is the report of Resident Manager Savedra.

MANAGING AGENT'S REPORT:

Attached to these minutes and becoming a part hereof is the financial report for the month of June, 1987.

UNFINISHED BUSINESS:

A. **Long-Range Plan.** It was the consensus of the Board that the Grounds Committee, Architectural Committee and Resident Manager Savedra work together to formulate the Long Range Maintenance and Capital Investment Plan and report back to the Board.

B. **Mail Boxes.** Resident Manager Savedra reported that the Post Office had distributed keys and that the new mail boxes would be placed in service July 25.

C. **Gas Charge Card.** Resident Manager Savedra reported that the application was in the works. During discussion Al Gregory (174A) volunteered to provide the Board with materials he has used in his work with Rockwell that could be used in lieu of a charge card. It was the consensus of the Board that these materials be evaluated by the Board prior to the next meeting.

D. **Fleas** - It was the consensus of the Board that this matter be deferred until more information could be obtained.

E. **Laundry Room Renovation** - As Resident Manager Savedra was unable to renovate a laundry room prior to this meeting because of the unexpected initial insurance premium, it was the consensus of the Board that Resident Manager Savedra provide the Board with an estimate of costs prior to the next meeting.

NEW BUSINESS:

A. **Committees.** It was the consensus of the Board that no action be taken on the personnel report from Security Director Ford and that President Yeomans evaluate the purpose and function of each committee and, being careful to prevent duplication of effort, prepare specific guidelines for each committee to follow.

B. **File Cabinet.** Secretary Powers moved and Vice President Kirk seconded authorizing Resident Manager up to \$150 for the purchase of a 4-drawer, legal-size file cabinet.

C. **Truck.** After discussion where Al Gregory (174A) suggested buying a used truck through Military Surplus, it was the consensus of the Board that Treasurer Halfacre chair a committee, with Al Gregory (174A) and Resident Manager Savedra as members, to investigate various alternatives and report back at the next meeting.

D. **Annual Meeting.** It was the consensus of the Board that the Annual Meeting be scheduled during the middle of February.

E. **Lanai Repairs.** Secretary Powers moved and Vice President Kirk seconded requesting that Dinman, Nakamura, Elisha & Nakatani provide the Board with a written opinion concerning the ownership of lanais. After discussion where it was pointed out that the HPR and Bylaws seem to conflict each other on this matter, the motion passed unanimously.

F. **Report of Charles Houtchens (47A).** It was the consensus of the Board that Secretary Powers keep the pictures in a convenient place and make them available to all Board members and that the Board study the pictures and the written report prior to the next Board meeting.

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NEXT MEETING:

August 19, 1987 at 6:00 P.M. at the
Sheraton Makaha Resort

ADJOURNMENT:

Having no further business to review
and hearing no objections, at 7:16 P.M.
President Yeomans adjourned the meeting.

Respectfully submitted,



Linda Powers
Secretary
Board of Directors



MAKAHA VALLEY PLANTATION

84-786 ALA MAHIKU DRIVE WAIANA'E, HAWAII 96792

JULY 15, 1987

TO: Board of Director's, Makaha Valley Plantation
FROM: Wally Savedra, Resident Manager
SUBJ: Resident Manager's Report

MAIL BOXES:

Good News!! Our new mailboxes will be in use, effective July 25, 1987.

FELINE:

Our maintenance man has constructed a few home made cat traps which seem to be working well as of this report. So far a total of 12 cats have been caught and removed from the property.

TREES:

During the month, the 754,755,718,688,687, and 665 areas have been replanted. A few more wili wili trees have been cut down in selected areas. As time and priorities permit, we will be thinning out more of the wili wili population.

LIFEGUARDS:

Effective July 3,1987 we have hired lifeguards for coverage at the Family Pool. The hours of this coverage are from 9:30A.M. to 10:00 P.M.. A total of seven lifeguards were selected and hired, but so far, two of them have resigned. The system seems to be working out very well, with the exception of a few minor complaints that the lifeguards are to strict.

LEASE OF NEW TRUCK:

The utility truck currently being used on the property is primarily used for workhorse details ie. hauling branches, rocks, pulling stumps, etc. However, it is twenty years old and is not amenable to freeway travel and trips of any duration. It is not the easiest beast to navigate, and therefore I feel that the addition of a new vehicle for supply pick-up, trips to Hawaiiiana, etc. would be a wise move in the near future.

PEST CONTROL:

A bid was recieved from General Pest Control Services. They proposed that they can spray all unit foundations, including a ten foot perimeter around each cluster of buildings and under and around all washrooms for a price of \$3,500.00. The estimated total job time would be three days.

REMOVAL OF 664 AREA VOLLEYBALL COURT:

Upon surveying the area it was determined that there is an 8" concrete slab underneath the existing asphalt. General contractor Tim Moore proposed that the asphalt could be removed for a sum of \$1400.00. To remove the asphalt, concrete, and replace the topsoil would cost \$2,800.00.

Respectfully submitted,


Wally Savedra, Resident Manager