

Makaha Valley Plantation
Regular Board Meeting
Minutes

Date: July 19, 1988

Place: Hawaiiana Management's Conference Room

Present: President Maybelle Yeomans, Treasurer Chuck Loomis,
Secretary Linda Powers, Director Tom Youngblood and Asst.
Secretary Jim Johnson

Excused: None

By Invitation: Dick Gourley (Hawaiiana Management), Resident Manager Wally
Savedra, M/M Blythe Thomas (168B), M/M Floyd Smith (34A)
M/M Charles Houtchens (47A), Ruth Swinney (36A), Ernest
Fernando (142B) and M/M Oscar Ford (160A)

Call to order:

Having a quorum present President Yeomans called the meeting to order at 6:45 PM.

Minutes:

Secretary Powers moved and Treasurer Loomis seconded adopting the minutes of the Regular Meeting of June 21, 1988 as amended. The motion passed unanimously.

Correspondence:

Barrett (tenant 85C)—It was the consensus of the Board that Secretary Powers write Ms. Barrett and include copies of pertinent documents.

Shroder (155B)—It was the consensus of the Board that a copy of this letter be sent to the Association's attorney for response.

Thomas (168B)—It was the consensus of the Board that this matter be deferred to New Business.

Smith (173C)—It was the consensus of the Board that Resident Manager Savedra arrange to correct the hazards mentioned and counsel the guards to enforce the rules concerning supervision of children, and that Secretary Powers respond to Mrs. Smith's letter and ask her to notify the guards when rules are being broken.

Real Estate Commission—It was the consensus of the Board that President Yeomans respond to the questions after consulting with the Association's attorney.

Houtchens (47A)—It was the consensus of the Board that as Mr. Houtchen's concerns were addressed in his presence no further action was necessary.

Officers' Reports

President Yeomans reported on the status of the Hale Mololokai matter, saying that the Association's attorney had acted as instructed. She also reported that the attorney said this means of handling the situation was the right way to do it.

Treasurer Loomis reported that total income for the month of June was about \$113,000 and that the budgeted amount was about \$100,000. He stated that expenditures were about \$73,000 versus the \$80,000 budgeted amount. Treasurer Loomis reported that we had cash in the bank of approximately \$203,000.

Resident Manager's Report

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

Property Manager's Report

Attached to these minutes and becoming a part hereof are the financial reports for June. Property Manager Gourley reported that we have just paid the first installment premium for our insurance in the amount of about \$34,000 and the next payment of about \$26,000 will be due in September. He noted that whereas we had to use Reserves to pay the premium last year, this year we did not. He further reported that our current delinquencies are \$44,065, of which \$23,371 is owed by previous owners whose units went through foreclosure. He stated that about another \$54,000 is owed by foreclosed owners prior to Hawaiiana's contract. He reported that a lot of the delinquencies are gradually being brought to date as units are being sold. Of the approximately \$20,000 owed by current owners, Property Manager Gourley reported that 5% of the owners are currently delinquent but that only 15 units are more than 1 month delinquent.

Rules for Conduct of Meeting

Secretary Powers moved and Treasurer Loomis seconded that this meeting be conducted as previous meetings have been, with owners present being heard only after recognition by the Chair. During discussion President Yeomans pointed out that owners are given the chance to voice their concerns during the Owners' Forum immediately preceding the meeting and that the interests of the majority of owners cannot be served if the business of the Board is disrupted by the minority of owners present. The motion carried unanimously.

Unfinished Business

- A. Unauthorized alterations—President Yeomans reported a title search has shown that Mr. Hubbard does not own the unit.
- B. Business on property—President Yeomans reported that this matter is proceeding.
- C. Security golf cart—Resident Manager Savedra reported that he had bought a golf cart.
- D. Hot water shut off in laundry rooms—Resident Manager Savedra reported that this was done.
- E. Resurface tennis court—It was the consensus of the Board that Resident Manager Savedra to determine if All-Court Surfacing Hawaii, Inc. is licensed and if either of the two bidders will warrant their work and for how long.
- F. Repainting the buildings—It was the consensus of the Board that Resident Manager Savedra present the job specifications at the next meeting.
- G. Leaks—Secretary Powers moved and Director Youngblood seconded amending the motion passed at last month's meeting concerning this matter to authorize Resident Manager Savedra to contact C. Brewer and American Coating Co. and ask them to inspect our buildings and make suggestions and recommendations. After discussion the motion passed unanimously.
- H. Appoint Board member—It was the consensus of the Board to defer this matter to the next meeting.

New Business

- A. Areca palms—Treasurer Loomis moved and Secretary Powers seconded authorizing Resident Manager Savedra to spend up to \$500 to purchase areca palms. The motion passed unanimously.

B. Newsletter distribution to tenants—Secretary Powers moved and Treasurer Loomis seconded distributing the Association's newsletter to tenants as well as owners. After discussion concerning the need to remind residents of the house rules and the benefits of creating a sense of community, the motion passed unanimously.

C. AIV delinquencies—It was the consensus of the Board that Property Manager Gourley provide a report at the next meeting on what transpired with AIV's delinquencies when the property was transferred to United Resorts.

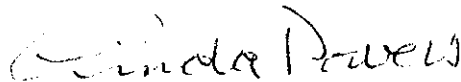
At 8:34 PM President Yeomans adjourned the meeting to executive session to discuss personnel matters. The meeting was called back to order at 8:53 PM.

F. Wage scale policy—Treasurer Loomis moved and Secretary Powers seconded adopting the wage scale proposal as amended by Asst. Secretary Johnson. After discussion the motion passed unanimously.

Next Meeting: 7:00 PM, August 16, 1988 at Hawaiiana Management

Adjournment: Having no further business to review and hearing no objections, at 8:55 PM President Yeomans adjourned the meeting.

Respectfully submitted,



Linda Powers
Secretary
Board of Directors



MAKAHA VALLEY PLANTATION

84-786 ALA MAHIKU DRIVE WAIANAE, HAWAII 96792

July 19, 1988

To: Board of Directors
Makaha Valley Plantation

From: Wally Savedra
Resident Manager

Re: Resident Manager's Report

Water Line Repair:

There was a break in the underground hot water return line in the 757 area. This resulted in a hot water downtime of 2½ days. The problem area was found, and our maintenance effected all necessary repairs. Based on phone inquiries, having the work done internally saved the Association approximately \$1,000.00.

Pool Pump:

A new recirculating pump and motor had to be installed for the filtration system in the Family Pool. Again, all labor was handled by our maintenance staff. Estimated cost savings: \$185.00

Water Heater Fan Motor:

The fan motor in the 687 area boiler room was replaced. I would recommend that another unit be purchased and held in stock to expedite the inevitable future repairs around the property.

Parking Lot Stripes:

We have begun the repainting of the parking stall stripes. To date, the 687, 688, and 718 areas have been completed.

Purchase of Palm Trees:

I wish to request that the board allocate an expenditure of \$500.00 for the purchase of 40-50 Eureka Palms, to be planted in designated empty areas around the property.

Resignation of Security Director:

Effective July 16, 1988 Tim has tendered his resignation. Due to the workload of his new endeavors, he felt that he would be unable to provide adequate supervision of the security staff. He expresses a warm MAHALO to the Board for being supportive in past efforts, and wishes the best for the owners, tenants, and staff at the Plantation.


Respectfully submitted,