

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
TUESDAY, JULY 2, 2002
7:00 P.M., WAIANAE LIBRARY

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:00 p.m., by President Sokolowski.

ESTABLISH A QUORUM

A quorum was established.

Members Present:

Greg Sokolowski
Alvin Silva (Arr. 7:23 p.m.)
Hugh Conroy
Al Deleconio
Bobbie Castro

Present by Invitation or as Guests:

Herb Peters, Temporary Resident Manager
Jim Coupland, Hawaiiana Management Co., Ltd.
Bob Kato, Diversified Exterminators (Dptd 7:26 p.m.)
Jeff Smith, Engineering Forensics, Hawaii (Dptd. 8:18 p.m.)

APPROVE MINUTES

Deferred until the next meeting.

UNFINISHED BUSINESS

- A. Termite Treatment - Diversified Exterminators - Bob Kato - Mr. Kato presented data and costs for installing the Sentricon System throughout the Association property. After answering questions, he departed at 7:26 p.m.
- B. Engineering Forensics, Hawaii - Jeff Smith
 1. Units 88C thru 135A Structural Evaluations - Results - A written report, on all but the final geo-technical results, was previously distributed to the Board. There was nothing unusual noted in the report.
 2. Heat Pump Installation - Progress - Mr. Smith stated he is ready to solicit bids, if the Board so chooses. All the specifications and bid documents are complete. Director Castro moved to solicit bids. Vice President Silva seconded the motion. The motion passed unanimously.

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3. Parking Area/Driveway Renovation Project - He presented a proposal to take this project all the way from initial studies through project completion. Director Castro moved to accept the Engineering Forensics, Hawaii proposal to accomplish the total Site Investigation and Preliminary Phase, all for \$10,140.00. Vice President Silva seconded the motion. The vote for the motion was unanimous.

4. Resolution of Blocked 72" Drainage Pipe - Secretary Conroy directed that a written opinion be obtained from Attorney John Morris on who is responsible for taking care of the plugged drain. Verbally, John Morris previously stated Makaha Valley Plantation is responsible for cleaning out the portion under their property. Eckard Brandes had presented a proposal to clean out the 170' of plugged drain, repair some damaged pipe and extend the man-hole cover up to the surface. Each area had a separate price. Vice President Silva moved to accept this contract to clean out and repair the pipe, subject to access permission from Weinberg Foundation property. Director Castro seconded the motion. The motion passed unanimously.

5. Proposal on Engineering Services on a Two-Day a Week Basis - Jeff Smith briefly touched on this idea. The Board stated it was interested and to develop his ideas in writing.

SECURITY REPORT

Temporary Manager Herb Peters presented statistics provided by Capt. Christine Hill from Wackenhut. The period covered the month of June. The total number of visitor passes issued came to 3,195.

COMMITTEE REPORTS

- A. Security - David Duke stated the committee had not met. He stated the committee needed a security company to investigate the total security requirements and then develop a plan. An hourly rate for a company is required. It should be able to make a generic recommendation. The Board requested he send the Board an e-mail outlining the committee's request.

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- B. Landscaping - Steve Deleconio gave the report. The committee looked at the 718/688 landscaping plan and the majority are opposed to it. He suggested the Association go back to the old decoration. The grass is too short; the landscapers are still using weed wackers.

TREASURER'S REPORT

- A. Treasurer Deleconio presented the Treasurer's Report. The Association was \$25,000.00 over budget in May. Property Insurance has gone up 142%. Reserves for May were \$1,812,227.53. The May 2002 Financial were accepted, subject to audit.
- B. Delinquency Report - Deferred to Executive Session.

TEMPORARY MANAGER'S REPORT

Herb Peters, Temporary Manager presented a verbal report.

The Temporary Manager reported the following significant items:

- A. Shut-Off Valve to 158 - Has no backflow preventor.
- B. Carpenters are not able to do pump room roofs.
- C. 108 - Water leak there.

UNFINISHED BUSINESS

- C. Landscaping & Irrigation for 754 Area - Status - Several complaints about the contractor's performance being sub-standard were brought up. Action was deferred to the next meeting. The contractor submitted a letter asking for 6 days for bad weather and more days due to the many rocks encountered.
- D. Landscaping & Irrigation for 718/688 Areas - Status - All inputs from the Board or committee should be submitted to the Management Executive who will submit them to Brownlie & Lee. A Special Board meeting is to be called when Richard Brownlie is available.
- E. Electrical Evaluation of Office, Maintenance Shack and Wash House 707 - Deferred to next meeting.

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- F. Ala Mahiku Pool 3' Tile Replacement - Status - Tile is on order.
- G. Written Consent for By-Law Amendment - Status - The Management Executive apologized for not bringing the actual count, however he reported it as being less than 50%.
- H. Insurance for the New Year - Previously covered under Treasurer's Report.
- I. Owners Approval to Modify Common Areas - Secretary Conroy raised this issue. He asked for a copy of the Attorney opinion letter on doing the landscaping project.

NEW BUSINESS

- A. Suggestion Program - Treasurer Deleconio had asked the Board to provide some kind of reward to those people employed on Makaha Valley Plantation, who turn in money saving ideas. The Management Executive was directed to talk to some of the participating companies about their ideas.
- B. Recreational Amenities - President Sokolowski obtained three bids to renovate/repair some Recreational areas. Secretary Conroy moved to defer this matter until homeowners vote on it. Treasurer Deleconio seconded the motion. The vote for the motion was two for and three opposed. Vice President Silva, Director Castro and President Sokolowski voted against the motion. The motion was defeated.

Vice President Silva moved to accept the Putting Green repair proposal from CJ Peterson Services, Inc. for \$21,000.00. Director Castro seconded the motion. The vote for the motion was three for with two opposed. Secretary Conroy and Treasurer Deleconio opposed the motion. The motion passed.

Vice President Silva moved to accept the basketball court proposal from Pacific Recreation for \$30,635.00 and to install only a single gate for entrance/exit. Director Castro seconded the motion. The vote was three for the motion with Secretary Conroy and Treasurer Deleconio opposing. The motion carried.

- C. Return of Temporary Parking Passes - Possible Fine - Secretary Conroy moved, seconded by Treasurer Deleconio, to assess a \$100.00 Fine to anyone not

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returning their visitor's pass. The vote for the motion was three for the motion with Vice President Silva and Director Castro opposing the motion. The motion passed.

- D. ABM Janitorial Manning - 2 Vs. 1½ - Director Castro moved to increase the janitorial manning from the current 1½ to 2. Vice President Silva seconded the motion. The motion passed unanimously. The additional time is to be spent on Wednesday through Friday concentrating on cleaning under buildings and power washing.
- E. Scheduled Board Meeting Location - Secretary Conroy obtained a price of \$83.33 per meeting, \$1,000.00 for 12 meetings, for the Makaha Resort and Golf Club, Pikake Room. Director Castro moved to accept the proposal. Vice President Silva seconded the motion. The motion passed unanimously.
- F. Search for an On-Site Manager Status - The Management Executive reported he received over thirty (30) resumes. The Board directed that the top twelve (12) candidate's resumes be sent to the Board.

HOMEOWNER'S FORUM

- A. Richard Clark, 147C - Mr. Clark reported that he entered through the front gate without permission. Security stopped his Home Depot delivery even after he had notified Security his deliver was coming.

Secretary Conroy moved to authorize any licensed recognized service entry to the property. Treasurer Deleconio seconded the motion. The motion passed unanimously.

ADJOURNMENT

Since the Library Room was only rented to 10:00 p.m., the meeting was temporarily adjourned at 10:05 p.m. The Meeting and Executive Session was relocated to the Makaha Valley Plantation Office.

The meeting reconvened at the Office at 10:25 p.m.

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EXECUTIVE SESSION

The Board adjourned to Executive Session at 10:26 p.m. In attendance were Greg Sokolowski, Alvin Silva, Al Deleconio, Bobbie Castro and invited Guest Jim Coupland, Hawaiiana Management Co., Ltd.

The Board reconvened to the Regular Board meeting at 11:17 p.m.

The results of the Executive Session are as follows:

1. Board approved filing on one Deficiency Judgment.
2. The Board approved waiving of two fines.
3. The Board disapproved waiving of seven fines.

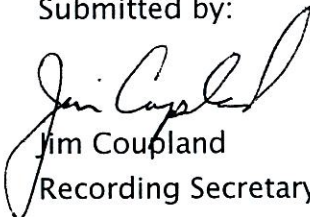
DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Tuesday, July 23, 2002 at 7:00 p.m., Makaha Resort and Golf Club, Pikake Room.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:18 p.m.

Submitted by:


Jim Coupland
Recording Secretary

Approved by:

