

ASSOCIATION OF APARTMENT OWNERS
MAKAHA VALLEY PLANTATION

MINUTES - Board of Directors Meeting

Date: July 22, 1991

Place: Makua Room, Sheraton Makaha Resort

Present: Charles Houtchens, Tom Youngblood, Blythe Thomas,
Virginia Eskola, Sandy Grant

By Invitation: Marie Calder-Clayton, Senior Management Executive,
Hawaiiana Management Co.; Emerald Souza, Assistant
Manager; Hope Cosper - Administrative Assistant; Betty
Thomas - 181A; Aldene Doherty - 184B; Loretta McDaniel
- 182A; Tom Powers - 88A; Owen Finsted 84-A; M/M Frank
Sherry - 76C; Betty O'Donnell - 196A; Cecil Bindel - 10C.

A quorum being present. President Houtchens called the meeting to order at 7:01 PM.

The Minutes of the meeting of June 17 were approved unanimously as distributed.

Reports of the Officers

Reports of President Houtchens, Secretary Thomas, Treasurer Virginia Eskola and Assistant Manager Souza are attached.

New Business

- 1) Accident-Free Days Winner - June 1991 - Connie Gapol.
- 2) Ratification of Telephone Vote re Enterphone - The Board ratified unanimously the telephone vote taken to replace our existing Enterphone service with a Sentex Spectrum 750. This required as GTE/Hawaiian Tel are no longer in the Enterphone business, and will no longer service the old type of system.
- 3) Bob Eskola suggested that the teeter-totters be removed from the Sun 'N' Fun Pool and be replaced with a swing set and possibly a water slide into the pool. He advised that he had contacted our insurance agent, Tom Horner who advised this would not increase our insurance premiums. Property Manager Clayton advised that the premiums would not increase unless there were claims, as these were high-risk items. She recommended that if we were going to install any further equipment that we look into parks type which is usually the best. Pres. Houtchens asked Bob Eskola and Annette Sherry if they would research the cost and feasibility of this type of equipment and report at the next meeting.

Next meeting will be held on Monday, August 26, 1991, in the Pokai Room, Sheraton Makaha Resort & Country Club at 7:00 PM.

The meeting was adjourned at 8:09 PM.

Report of the President

July 1991

In last months' report, I stated I would be able to give an exact figure for the completion of the pool work at the Sun 'N' Fun Pool. As you know, the refinishing of this was done in fiberglass. The total cost for both the main pool and the wading pool was \$23,606.67. We're happy to add that these have a 15-year warranty.

The total monthly parking income for June was \$4248.00. Since installation of the vacuum cleaner, we have

Since I have been away this month, I have not had the opportunity to contact Mr. Hogue regarding the cost of the swale as I reported last month. I will attempt to do this in the very near future.

I would like to extend sympathy from the Plantation, from the other members of the Board and myself to Mrs. Eskola in the loss of her daughter. Also, Virginia, we're glad to see you back.

I would personally like to thank Blythe, Emerald and Hope for all the work they did during my absence from the Plantation.

In June we received a letter from the telephone company advising that they would no longer be able to provide enterphone service, as they were cancelling that part of their business. Much of this was due to the fact that they can no longer get the required parts for repairing this type of equipment. They gave us two choices and a deadline of June 30th to decide. We had the options of retaining their equipment (at no cost to us), and be responsible for getting it repaired when anything went wrong, or getting another supplier with new equipment. We also had the choice of using the equipment until we elected to have them remove it. Removal cost would then be approximately 300 hours at \$60.00 per hour. The Board opted for having them remove their equipment now, and get a new supplier. Cost of the new equipment will be just over \$4100.00. This new equipment is so reliable that the supplier does not even recommend a maintenance agreement. The line charge will change from the present \$400.00 per month to less than \$50.00 per month. Since Mr. Thomas spent so many years of his life in communications, I would again like to add my thanks for the many hours he spent on research for this much-needed new piece of equipment.

Charles Houtchens, President.

Report of the Secretary

July 1991

On behalf of the Board, I would like to welcome our Treasurer, Mrs. Virginia Eskola to her first meeting since being elected in February of this year. As we have reported at the various meetings, Mrs. Eskola was on the Mainland tending to her daughter, who was ill. I am sorry to report that her daughter passed away a couple of weeks ago. The Association wishes to extend its sympathy to Mrs. Eskola and her family.

Many of you know that President Houtchens was on the Mainland for about three weeks. At the same time, Resident Manager Wallwork was off duty due to illness. I did what I could to help out during this time, but we would probably be in pretty dire straits right now were it not for the knowledge and hard work of our Assistant Manager Emerald Souza and Administrative Assistant Hope Cosper. These two ladies work very well with the rest of the staff as well as with our many residents. My thanks to both of you for your diligence.

And Hope wants to know - how did we ever manage without a computer ? Unfortunately, ours failed to function and she lost some of her input. Over the weekend of July 12th, I had her take everything on cards, and each night I input the information on my computer. I took the office unit in on Monday, July 15th, and had it back on Tuesday right after lunch. Nothing major - just dirty drive heads. The staff was very glad to see it back.

W. Blythe Thomas,
Secretary

Report of the Treasurer

June, 1991

Total Receipts for June, 1991		\$ 124,603.00
Operating Expenses June, 1991	84,107.31	
Major Improvements June, 1991	23,606.67	
Total Operating Expenses for June, 1991		107,713.98
Total Operating Surplus/(Deficit)		40,495.69
Total Association Cash & Reserves		232,380.95

Virginia Eskola,
Treasurer.

Prior to giving her report, Mrs. Eskola thanked the Association, the employees, her friends, her husband and Board Members, for their compassion and understanding during her recent bereavement.

Report of the Resident Manager

July 1991

Most of you know by now that our Resident Manager, Ron Wallwork has not been in the office for the past few weeks. Unfortunately, Ron suffered chest pains, and upon going to his doctor, was admitted to Kuakini Hospital. He received a double-by-pass to correct some heart problems.

I'm pleased to say that he returned home on Friday, July 12th, and is progressing well. He hopes to return to work within the next couple of weeks.

During this period, with the assistance of Hope Cosper, I have been keeping things going. At this time, I believe all is operating normally.

Emerald Souza,
Assistant Manager.

TREASURER'S REPORT

July, 1991

Total Receipts for July, 1991		\$ 127,818.09
Operating Expenses July, 1991	118,990.92	
Major Improvements July, 1991	0.00	
Total Operating Expenses for July, 1991		118,990.92
Total Operating Surplus/(Deficit)		8,827.17
Total Association Cash & Reserves		241,208.12

Virginia Eskola,
Treasurer.