

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
TUESDAY, July 22, 2003
MAKAHA RESORT & GOLF CLUB

CALL TO ORDER

Regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:10 PM by President Babineck.

ESTABLISH A QUORUM A quorum was established.

Members Present: President Michael Babineck, Vice president/ Secretary Monty Glover (arr at 9:25 PM), Treasurer Greg Sokolowski. and Directors Hugh Conroy and Al Deleconio (by conference phone)

By Invitation. Otis King GM, Oram Strauser SM, Rich Wolter, Hawaiiana Management Co.

HOMEOWNER'S FORUM – Homeowner's Forum was held prior to the regular meeting

Approve Revised Agenda

Secretary Conroy moved to approve the revised agenda. The motion was approved by unanimous consent

Reading of the MINUTES

A. Minutes of the June 24, 2003, regular Board meeting. Director Conroy moved to approve the minutes of the June 24, 2003, Board meeting, as published. The motion was approved with three (3) directors, who voted to approve the motion, and one (1) director, Deleconio, who opposed the motion.

B. Minutes of the July 14, 2003, special Board meeting. Director Conroy moved to approve the minutes of the Special Board meeting of July 14, 2003, as published. The motion was approved by unanimous consent

REPORTS

A. Security. GM King provided an oral report for security representative

B. Treasurer

1. Financial Statements for June 2003. Treasurer Sokolowski reported on the June 2003, Financial statements. Hearing no objection and by consent, President Babineck accepted the Financial statements, subject to audit.

2. Delinquency. Tabled for the Executive session

3. Hot Water Storage Tank Installation Invoice. Treasurer Sokolowski moved to approve the payment of the Commercial Plumbing Company invoice of \$44,484 for the completion of the project, subject to receipt of the warranties. The motion was approved by unanimous consent.

4. Heat Pump Installation-3rd Payment. Treasurer Sokolowski moved to approve a partial payment of \$24,102 from an invoice for \$46, 102 that was requested by Commercial Plumbing with a retainer of \$22,000, subject to receipt of the warranties. The motion was approved by unanimous consent.

C. General Manager. GM King provided an oral and written (on file at the Association office) report.

D. Association Manager.

1. Parking/Driveway Renovation. President Babineck moved to defer major parking asphalt renovation until 2004 and address the most immediate asphalt parking repairs in 2003. The motion was approved by unanimous consent.

2. Survey South (Makai) Property. Deferred

E. Committee

1. Security-sub chair Monty Glover. No report.

2. Building/Grounds-Steve Deleconio. Provided an oral report

3. Compliance/House Rules- Hugh Conroy. Oral report. See Unfinished Business

4. Personnel. Greg Sokolowski. Tabled discussion for the Executive session

5. Budget & Finance. Greg Sokolowski. See Financial Statements above.

6. Web Site-Monty Glover. No report

7. Awning Alteration-"A" Units. Secretary Conroy provided an oral report.

UNFINISHED BUSINESS

A. Director Mailboxes. Hearing no objection and by consent, President Babineck deferred the matter indefinitely.

B. House Rules. Director Conroy moved to publish for owner review House Rules draft 9.1, which was approved by legal counsel, requesting comment no later than September 1, 2003. The motion was approved by unanimous consent.

C. Unit 19A alteration. Treasurer Sokolowski moved to approve the request from the owner of unit 19A to have a licensed plumber install a water line for an ice maker. The motion was approved with three (3) directors, who voted to approve the motion and one (1) director, Deleconio, who voted to oppose the motion.

NEW BUSINESS

A. Landscape Agreement. President Babineck moved to approve the proposal from Ainascape Maintenance to provide landscape services to Makaha Valley for \$5,000 per month, subject to 90 trial period. The motion was approved by unanimous consent.

B. Employee Hiring policy. Director Conroy moved to validate the previously approved policy that directs the General Manager to hire and/or terminate employees, subject to review by the Personnel committee chairperson and the Association manager. The motion was approved by unanimous consent.

C. Security services. Deferred

D. Board meetings. President Babineck moved to set the Board meetings to occur on the second Wednesday of each month. The motion was approved by unanimous consent.

E. During the Executive session the Board approved various means to enable the Association to recover unpaid and delinquent maintenance fees, denied a claim for reimbursement from the tenant of unit who alleged vehicle damage, approved a partial claim for reimbursement an owner for sewer malfunction, approved the employment of new employees, granted an appeal to waive a fine and approved a merit pay increase for an employee.

President Babineck recessed the meeting at 8:55 PM and reconvened the regular meeting at 9:04 PM.

EXECUTIVE SESSION

Hearing no objection and by consent, President Babineck adjourned the regular meeting at 9:05 PM, July 22, 2003 for an Executive session to discuss personal and legal issues. The regular meeting was reconvened at 10:10 PM, July 22, 2003.

NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Wednesday, August 13, 2003, 6:30 PM, at Makaha Resort & Golf Club.

ADJOURNMENT

Noting no other business on the agenda and hearing no objection, President Babineck adjourned the meeting at 11:05 PM.

Submitted by:
Makaha Valley Plantation


Monty Glover
Secretary

Hawaiiana Management Company
Agent for Makaha Valley Plantation
R. C. Wolter
Association Manager
Recorder

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Owners Forum & Resident Comments

1. 126A maintenance cart speed; pool rules, signage & entry without a key; domestic disputes and eviction; cabana parties; driving direction arrows.
2. 153C replacement tree in front of building 156; babies without diapers in the pool.
3. 159A Board representation at the forum
4. 061A sewer back up & using grounds blowers on Sundays.
5. 039C noise; vehicle noise in 754 area.
6. 050A guest of tenant denied entry to property
7. 002B pool key policy.