

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
TUESDAY, JULY 23, 2002
7:00 P.M., MAKAHA RESORT & GOLF CLUB

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:04 p.m., by President Sokolowski.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Greg Sokolowski
Hugh Conroy
Al Deleconio
Bobbie Castro (Departed 9:22 p.m.)

Members Absent: Alvin Silva

Present by Invitation or as Guests: Herb Peters, Temporary Manager
Jim Coupland, Hawaiiiana Management Co., Ltd.
Harry Harris, Hawaiiiana Management Co., Ltd.
Capt. Christine Hill, Wackenhut Corp. (Arr. 7:30 p.m./Dptd 8:00 p.m.)
Richard Brownlie, Brownlie & Lee (Dptd 8:30 p.m.)

APPROVE MINUTES

There being no corrections or changes, the minutes of the May 28, 2002 Board meeting were approved as presented following a motion to approve by Secretary Conroy, a second by Director Castro and a unanimous vote to approve.

The minutes of the July 2, 2002 Board meeting were approved as amended following a motion to approve by Secretary Conroy, a second by Treasurer Deleconio, and a unanimous vote to approve.

SECURITY REPORT

Manager Herb Peters presented a situation concerning bicycles from a letter from Capt. Hill of Wackenhut. There is nothing in the House Rules prohibiting riding bicycles perse. The Board directed that House Rule E-16 be followed by everyone. The Board of Directors will review the issue.

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UNFINISHED BUSINESS

- A. Landscaping & Irrigation Project for 754 Area - Richard Brownlie of Brownlie & Lee - The contractor is working the punchlist. The project is substantially complete. Director Castro moved to pay Progressive Landscaping \$150,300.00, what is legally owed. There was no second. (In the case of Small Boards, a second to a motion is not required). The Management Executive recommended the bill be paid. The vote was two for the motion with Secretary Conroy and Treasurer Deleconio opposing the motion. The motion did not pass.
- B. Landscaping & Irrigation Plan for 718/688 Areas - Richard Brownlie - After discussion, no action was taken.

COMMITTEE REPORTS

- A. Security - David Duke stated the Committee will meet in August. They will evaluate security companies and review priorities.
- B. Grounds Committee - Steve Deleconio reported the following:
1. Dumpsters are broken.
 2. There is no termite or bug treatment under buildings.
 3. The Board should consider recycling of blacktop during projects.
 4. How will the Basketball Court/Putting Green access be regulated?
 5. The University of Hawaii Arborist was to come out and evaluate MVP. Did they come?
 6. Some areas around pools were not caulked.
 7. There is trash behind the pool area.
 8. Kili Drive Trimming Project - Will all the bushes be removed? Are you going to replace all this vegetation?
 9. Bulletin Board - Why was it shipped back?
 10. It is time to take the boulder out of the drainage system near the basketball court.

TREASURER'S REPORT

- A. Treasurer Deleconio presented the Treasurer's Report based on the June 2002 Financials. The maintenance fees were \$231,377.67, 97.2% of expected. Total Cash Receipts were \$245,827.62. Property Insurance increased by 142%.

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Beginning Cash and Reserves are \$1.81 million. Reserves are \$1,661,632.15. Total Cash and Reserves area \$1,799,883.86 less Security Deposits. He stated he was holding two checks, one for Horizon Waste and the other for National Landscaping. The June 2002 Financials was accepted, subject to audit.

- B. Delinquency Report - The Delinquency Report was distributed by the Management Executive prior to the meeting. Action deferred to Executive Session.

MANAGER'S REPORT

The Temporary Manager's Report was distributed prior to the meeting. A copy of this report is on file in the Manager's Office and Hawaiiana Management Co., Ltd.

The Manager reported the following additional significant items:

1. New wood has been delivered to replace the wood with arsenic in it.
2. ABM - A carpenter was fired because he took a skill saw and sold it to a Pawn Shop.
3. Why are we getting such bad dumpsters?

UNFINISHED BUSINESS, Cont.

- C. Termite Treatment - Diversified Exterminators - Treasurer Deleconio moved to treat the remainder of the property with the Sentricon System for \$62,000.00 and to accept the Annual Inspections, after the first year, for \$17,000.00. Secretary Conroy seconded the motion. The motion passed unanimously.
- D. Irrigation Plan for All Areas - Secretary Conroy moved, Treasurer Deleconio seconded, to have Richard Brownlie provide the estimated cost to place an irrigation system around the rest of the property. The vote for the motion was unanimous.
- E. Units 88C thru 135A Structural Evaluations - Results - Although the written report is not ready, Jeff Smith of Engineering Forensics, Hawaii, verbally reported that nothing out of the ordinary had been discovered.

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- F. Heat Pump Installation Progress - Bids are to be in by August 5, 2003.
- G. Parking Area/Driveway Renovation Project - Engineering Forensics, Hawaii personnel are gathering information on which to base the specifications. They seemed to think, the amount of money in the Reserves would be adequate.
- H. Blocked 72" Drainage Pipe - Waiting on HRT Response - The owner of the land on which the end of the 72" drainage pipe rests, has yet to be identified. Bill Dornbush, HRT, will be getting back to Harry Harris shortly. Mr. Dornbush is to inform Harry Harris whether the land is owned by Weinberg Foundation.
- I. Electrical Evaluation of Office, Maintenance Shack and Wash House 707 - CBS Electric has not contacted anyone about starting the upgrading of the Office circuit breakers. Harry Harris will follow-up to try and get things moving.
- J. Ala Mahiku Pool 6" Tile Replacement - Status - The tile is still on order.
- K. Written Consent for ByLaw Amendment - Status - The current status shows 43.71% of the owners voting for the amendment. A new law was recently passed that give the Association one year from the date of the mailout to obtain the necessary votes.
- L. Parking Spot - No touch.
- M. Water Storage Tank Isolation Valves - Engineering Forensics is still investigating the issue.
- N. Written Opinion On Whether Owner's Vote Was Required To Change Landscaping - Secretary Conroy moved to have Attorney John Morris provide a written opinion as to whether a vote of the ownership is required. Treasurer Deleconio seconded the motion. The motion passed unanimously.

NEW BUSINESS

- A. Proposal To Clean All Sewer Lines - Clean Sewer Lines - Treasurer Deleconio moved to accept the Clean Sewer Lines proposal to clean out all sewer lines from the buildings out to the main City sewer lines, at a price not to exceed

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\$15,000.00. Secretary Conroy seconded the motion. The motion passed unanimously. The Board wants a written record of what was found.

- B. Share Cost of Theft from W. Hardware - A W. Hardware representative asked whether Makaha Valley Plantation (MVP) Association of Apartment Owners would be willing to split the cost of their losses as a result of a former MVP employee ordering and charging materials against the MVP account. By unanimous consent, the Board agreed not to split the costs with W. Hardware.
- C. Budgetary Control - Treasurer Deleconio stated he wants to know what all the lumber that is ordered, is for, who ordered it and who received it. He wants to know when it is installed and by whom. He also wants a list of who is authorized to order things.
- D. File Insurance Claim - The individual who missed a step while walking down the steps, asked the Board to take care of her resulting problems by filing an insurance claim. By unanimous consent, the Board voted not to file a claim.
- E. Standards of Landscaping - Contract Addendum - Turned over to the Grounds Committee.
- F. Makaha Valley Plantation Channel 2 Video Presentation - The question was asked, who is responsible for maintaining Channel 2. It was felt the Manager is responsible. Secretary Conroy moved to appoint the Manager as the person responsible for policing Channel 2. Treasurer Deleconio seconded the motion. The motion passed unanimously.

HOMEOWNER'S FORUM - SEE HOMEOWNERS FORUM HI-LITES.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 9:55 p.m. to discuss possible legal matters.

The Board reconvened to the Regular Board meeting at 10:25 p.m.

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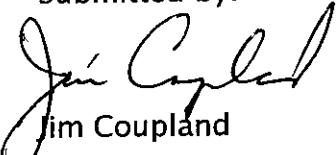
DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Tuesday, August 27, 2002, at 7:00 p.m., Makaha Resort & Golf Club, Pikake Room.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:26 p.m.

Submitted by:


Jim Coupland
Recording Secretary

Approved by:

