

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
MONDAY, JULY 23, 2001
7:00 P.M., WAIANAE SATELLITE CITY HALL

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:02 p.m., by President Larrabee.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Bette Larrabee
 Greg Sokolowski
 David Duke
 Bobbie Castro
 Alvin Silva (Arr. 7:10 p.m.)

Present by Invitation or as Guests: Peggy Hoots, Manager
 Jim Coupland, Hawaiiiana Management Co., Ltd.
 Richard Brownlie, Brownlie & Lee (Arr. 8:15 p.m.)

SECURITY REPORT

Wackenhut was supposed to have a high level supervisor at the meeting to discuss issues and answer question from the Board. No one showed for the meeting.

COMMITTEE REPORTS

No reports at this time.

APPROVE MINUTES

There being no corrections or changes, the minutes of the June 24, 2001, Board meeting were approved as presented, following a motion to approve by Treasurer Duke and a second by Director Castro and a unanimous vote to approve.

TREASURERS' REPORT

- A. Treasurer Duke reported that the end of June Cash and Reserves stood at \$1,434,589.74. The maintenance fee income now stands at 100.3% for the year. The major expenses in the Variance Report were reviewed. The June 2001 Operating Statement was accepted, subject to audit.
- B. Delinquency Report – The Delinquency Report was distributed by the Management Executive, prior to the meeting. Action is deferred to Executive Session.

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The dollar amount of the current delinquent account is 1/3 of what it was a year ago.

MANAGER'S REPORT

The 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 item:

- A. ABM Landscape Crew – The current crew has been terminated and all individuals are being replaced.

UNFINISHED BUSINESS

A. Engineering Forensics, Hawaii

1. Review Drawings for Heat Pump Installations – The Management Executive reported that the drawings were not complete yet. The mechanicals are ready, however the electrical is incomplete. This information was provided by Jeff Smith.
2. 755 Heat Pump #3 – Ching Estimate – The drawings have been submitted by Engineering Forensics, Hawaii to Ching Construction, however they have not submitted their proposal for this installation.
3. Invoice – Ching/Engineering Forensics, Hawaii – Both invoices have been submitted. The Engineering Forensics, Hawaii invoice for \$13,000.00 plus, will be paid, however the Ching Construction invoice will be withheld due to a cash flow issue.

- B. Wash House Heat Pump Evaluations – Western Pacific Mechanical – Western Pacific has provided all the Heat Pump problems and prioritized which Wash Houses need to be done and the sequence for the installations. Since the drawings are incomplete, this item is deferred until the drawings are completed.

C. Fred Lau Hawaiiana Landscaping Progress

1. Final Inspection – The Manager reported Linda Mascaro is ready to turn over the 1-10 area. The others are still being weeded. Brownlie & Lee completed their inspection of the 757 area, as did Peggy Hoots. The Brownlie & Lee items are all completed except one.

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2. Proposal to Install 5 Additional Sprinklers Behind Building 105 – Linda Mascaro submitted a proposal to install these sprinklers for \$581.25. Richard Brownlie had recommended three for the area, but the Manager agreed with the five. Treasurer Duke moved to accept this proposal. Director Castro seconded the motion, which then passed unanimously.
- C. Property Drainage Responsibilities Search – Attorney John Morris reported there is no trail indicating any other organization has any responsibility to keep this pipes cleaned out. If there is no one recorded as being responsible, then MVP must take care of it. At this point John Morris has not submitted his opinion in writing. Stuart Ho informed the Management Executive the property along Kili Drive now belongs to the Weinberg Foundation. Deferred until the attorney opinion is received in writing.
- D. GE Capital Lease Progress – No money will be issued until we have the serial number of the last heat pump to be installed. After that is available, the Management Executive will resubmit the total list and the breakdown of the costs as much as possible. In the meantime, GE Capital sent a bill for the first progress payment of \$1,246.08. Naturally, that bill will not be paid until the Lease money is received.
- E. Current Watering System – Vice President Sokolowski moved to have ABM do an inspection of the irrigation system and inform the Board what needs to be done. Secretary Silva seconded the motion. The motion passed unanimously.

NEW BUSINESS

- A. Ratify Decision to Remove Coconut Trees – Deferred to Executive Session.

HOMEOWNERS FORUM

There were a number of issues raised, ranging from the Web washers/dryers being broken down. One resident asked whether the equipment was new or used.

The vast majority of the questions concerned the removal of the coconut trees. Five individuals expressed concerns about this matter.

Other issues raised concerned the Security Guards and treatment of the Peacocks. One owner submitted her list of issues in writing.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 8:45 p.m., to discuss legal issues.

The Board reconvened to the Regular Board meeting at 10:04 p.m.

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The results of Execution Session are as follows:

1. Richard Brownlie of Brownlie & Lee was provided the Board guidance toward designing the irrigation and vegetation for the rest of the property. Some of the guidance was to have a Hawaiian Theme, each is to be a bit different and the plants are to be drought resistant. He was also provided guidance on redesigning the main entrance area.
2. The Manager was directed to select the ten worst coconut trees and then the Board would evaluate her selection. These trees would complete the contract already being worked.
3. The Board approved 2 Non-Judicial Foreclosures, 1 lien, 3 Deficiency Judgements, 1 via publication, and sending 4 old accounts to the Collection Agency.

DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Monday, August 27, 2001, at 7:00 p.m., Waianae Satellite City Hall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:05 p.m.

Submitted by:


Jim Coupland
Recording Secretary

Approved by:

