

MAKAHA VALLEY PLANTATION
M I N U T E S

REGULAR MEETING of the BOARD OF DIRECTORS of the Association of
Apartment Owners of MAKAHA VALLEY PLANTATION

DATE: Thursday, July 24, 1986

PLACE: Makaha Valley Plantation Adult Pool

PRESENT: President Maybelle Yeomans
Vice President Chuck Loomis
Secretary Linda Powers
Director Maggie Weber

EXCUSED: Treasurer Steve Kirk
Asst. Secretary Jim Johnson

BY INVITATION: Dick Gourley - Hawaiiana Mgt.
Office Assistant Esther Lessary
Cliff Weber (163A)
Ron Harris (64C)
Tom Powers (88A)

CALL TO ORDER:

Having a quorum present President Yeomans called the meeting to order
at 4:00 P.M.

MINUTES:

There being no objection the Minutes of the Regular Meeting of July 9,
1986 were approved as amended and the Minutes of the Adjourned Annual
Meeting of July 9, 1986 were approved.

CORRESPONDENCE:

It was the consensus of the Board that Property Manager Gourley
respond to letters from O'Shea (10A), Keller (37B), Paul (65A) and
Fisher (130A), and Secretary Powers respond to letters from Matlock
(145A) and Salanski (95B).

OFFICERS' REPORTS:

Treasurer. In Treasurer Kirk's absense Property Manager Gourley
reported that we had received K.J. Luke's check for \$38,000, that the
check received from #110B had bounced, that the last of the posting
errors were close to being cleaned up and that he would be meeting
with Donald Kong to clear up some of the questions on delinquencies.

Secretary. It was the consensus of the Board that this would be taken
up under New Business.

RESIDENT MANAGER'S REPORT:

Attached to these minutes and becoming a part hereof is the report of
Resident Manager Sevedra.

UNFINISHED BUSINESS:

A. Drain Pipe. After discussion it was the consensus of the Board
that the Association pay Title Guaranty Escrow a fee to research the
possibility that an easement might apply to the drain pipe.

B. HCC's Using Ala Mahiku Dr. It was the consensus of the Board that the Secretary be directed to write a letter to Mr. Stewart Ho requesting permission to remove curbing on Kili Drive which is currently preventing easy access to HCC's dirt road. A copy of this letter shall be sent to Dinman, Nakamura, Elisha & Nakatani along with a request that Mr. Dinman write a letter to Mr. Yee informing him of what we are planning.

C. League of Women Voters. Vice President Loomis moved and Secretary Powers seconded approving payment of approximately \$2,000 to the League of Women Voters for their services at the Annual Meeting. The motion passed unanimously.

NEW BUSINESS:

A. Advertising in Lieu of Service. Secretary Powers moved and Vice President Loomis seconded advertising in lieu of service on the following units: 11C, 35A, 82C, 110B, 117B, 129B, 152C and 157C. After discussion the Board voted unanimously to approve advertising for service on 117B. It was the consensus of the Board that for the rest of the units, it was either not necessary or there was little likelihood of recovering the investment.

B. Raises. Vice President Loomis moved and Secretary Powers seconded approving the raises as proposed by Resident Manager Sevedra, provided that the employees have worked for the Plantation for at least six months. The motion passed unanimously.

C. Stairwell Painting. Vice President Loomis moved and Director Weber seconded approving the expenditure of approximately \$1,200 for 75 gals. of stairwell paint, so that the remaining stairwells could be painted more efficiently. The motion passed unanimously.

D. Newsletter. It was the consensus of the Board that the newsletter prepared by Secretary Powers and amended by Property Manager Gourley and President Yeomans be mailed with a current financial statement to all owners as soon as possible.

E. Uniforms for Maintenance Staff. Vice President Loomis moved and Secretary Powers seconded the rental of orangish uniform shirts from Young Laundry for the maintenance and janitorial staff. After discussion the motion passed unanimously.

F. Sale of Old Truck. Secretary Powers moved and Director Weber seconded the approval of Resident Manager Sevedra's recommendation that the Association sell the old truck. After discussion, where it was pointed out that OSHA had instructed Resident Manager Sevedra not to let anyone use the truck, the motion passed unanimously.

G. New Committees. It was the consensus of the Board that Director Weber chair the Architectural Committee and that Treasurer Steve Kirk chair the Grounds Committee.

H. Air Conditioners. It was the consensus of the Board that the

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Architectural Committee research the best kind, type and placement of air conditioners for Plantation units and report back to the Board with its recommendations at the next Board meeting.

I. Purchase Telephones. Secretary Powers moved and Vice President Loomis seconded approving the phone company's proposal for the purchase of the Association's equipment at approximately \$560. After discussion, where President Yeomans pointed out that the payback period would be less than 1 year, the motion passed unanimously.

J. Typewriter. Director Weber moved and Vice President Loomis seconded approving the purchase of a used, electric, office-quality typewriter from President Yeomans for \$350. After discussion the motion passed unanimously.

K. Christmas Party. It was the consensus of the Board that this matter be deferred to a later date.

L. Central Pacific Bank Account. Director Weber moved and Vice President Loomis seconded the closing of the Plantation's old payroll account at Central Pacific Bank and transferring all remaining funds (approximately \$700) to the Maintenance account at Bank of Hawaii.

NEXT MEETING: 4 P.M., August 21, 1986
Makaha Valley Plantation

ADJOURNMENT: Having no further business to review and hearing no objections, at 5:50 P.M. President Yeomans adjourned the meeting.

Respectfully submitted,



LINDA POWERS
Secretary
Board of Directors



MAKAHA VALLEY PLANTATION

84-786 ALA MAHIKU DRIVE WAIANAE, HAWAII 96792

July 22. 1986

To: Board of Directors, Makaha Valley Plantation
From: Walter Savedra, Resident Manager
Subj: Resident Manager's Report

LAUNDRY ROOMS:

The old washers have been replaced by new ones in all areas with additional ones where needed.

BOILER ROOMS:

All circulating pumps have been repaired.

PICNIC AREAS:

We have replaced all B.B.Q. Grills with new ones in all areas.

POOL AREAS:

We've purchased new blowers for each jacuzzi, but there's that on going problem with the heaters and the parts for them. Also we have replaced the grills at the Family Pool and changed the grills at the Adult Pool with new ones.

ROOF REPAIRS:

Total repairs to date 71 roofs and 69 lanais. Our maintenance men have repairing damages caused by leaks.

LANDSCAPE:

The bogenvillas are beautiful when blooming, but there's a problem. it's lifting the trellis at the dumpster areas.

In October 1985 heavy rains uncovered a hidden storm drain that left a hole the size of a small volcano. I recieved a quotation for a retaining wall and a chain link fence at the cost of \$20,615.

Resident Manager's Report

UNIFORMS:

I've received a quotation on our maintenance uniform at \$1.57 a change. and uniform patches at \$1.65 each for 228.

CITATIONS:

Pets	2
Parking Violation	19
Children Unattended	5
Expired Decal	2
Stairway & Lanai Clutter	4
Oil Stained Stalls	3
Noise	15

INCIDENT REPORTS:

6/1 Broken Windshield - Tenant Reimbrused
6/6 Break In - Security Notified
6/9 Attempted Burglarv - Security Notified
6/13 Burglarv - Security & H.P.D. Notified
6/14 Argument Between Neighbors - Security Notified
6/20 Possible Burglav - Security & H.P.D. Notified
6/20 Attempted Burglary - Security Notified
7/4 Auto Accident - Security & H.P.D. Notified
7/7 Moving Without A Permit - Rental Agent & Security Notified
7/13 Centenede Bite - R.M Notified & Security Notified
7/11 Domestic - Security & H.P.D. Notified
7/21 Abuse on MVP Employee - Situation taken care of. Employee was terminated.

We have suspended one of our employees due to disobeying verbal and written instructions. We have also terminated one of our employees for abusing another employee.

Respectfully Submitted



Walter Savedra. Resident Manager