

04/17  
ASSOCIATION OF APARTMENT OWNERS  
MAKAHA VALLEY PLANTATION

MINUTES - Board of Directors Meeting

Date: July 24, 1990.  
Place: Pokai Room, Sheraton Makaha Resort  
Present: Charles Houtchens, Blythe Thomas, Loretta McDaniel, Sandy Grant  
Excused Tom Youngblood  
By Invitation: Marie Calder-Clayton, Management Executive, Hawaiiana Management Co.; Ron Wallwork, Resident Manager; Emerald Souza, Assistant Manager; Thomas Horner, Insurance Factors; Betty Thomas-181A; Denise A. K. Dung-14B; Jeanette K. Laronal-152C; Mary Ann Grover-128A; Betty D'Donnell-196A; M/M Cliff Weber-163A; Fred Collison-110B; M/M Donald Tamme-79C; Nicholas Gandt-97C; Kent DeBoer-123A; M/M Frank Sherry-76C; Tom Powers-88A.

A quorum being present, President Houtchens called the meeting to order at 7:04 PM.

The Minutes of the meeting of June 26 were approved unanimously with the following correction: The name of Tom Powers-88A was accidentally left off the Invitees.

Mr. Houtchens changed the agenda to introduce Mr. Thomas Horner, representing Insurance Factors, our new insurance agents. Mr. Horner explained briefly the terms of the policy. Copies of a resume of the policy were available.

Correspondence

- 1) Oahu Gas Co. - Letter from Oahu Gas Co. advising that prices had risen considerably and they would be forced to pass on part of the additional cost - 8/10ths of a cent per gallon - to the consumer. Information only.
- 2) GTE Hawaiian Tel. Letter requesting renewal of contract - slight increase over last year. Information only.
- 3) Monarch Insurance Services Letter from Henry Vincent III of Monarch Insurance was read. Mr. Vincent advised he was unable to quote on our insurance this year but hoped to have the opportunity next year. Information only.

Additional letter which arrived after Agenda published -

Secretary Thomas read a letter from City & County of Honolulu, Dwight K. Nadamoto, Deputy Prosecuting Attorney. This advised that Lynn Shaffer had been prosecuted, convicted and sentenced to 10 years on one count and 5 years on 4 others - bail denied. She is to report to prison on Monday, July 23, 1990. Ms Shaffer operated a Management Company known as CMC, and she was convicted of stealing a large sum of money from Makaha Valley Plantation as well as several others.

Letter from Ms Neil Kaopua, Rental Agent with Tom Powers & Associates, addressed to a tenant who had been causing problems on the property. Ms Kaopua warned the tenant if there were further problems he and his family would be evicted without further warning.

### Reports

Reports of President Houtchens, Treasurer McDaniel, Resident Manager Wallwork and Security Lieutenant Connie Gapoi are attached.

### Committee Reports

Mr. Powers reported he had contacted Nitto Hawaii regarding the possibility of obtaining the parking lot between us and Hale Moloikai. He advised that Nitto has not decided yet what they plan to do as yet, and when they do, if they do not need this piece of land, we stand a good chance of getting it.

### Unfinished Business

- 1) Arc Welder Ratification of the telephone vote to purchase an Arc Welder was unanimous.
- 2) Awnings A long discussion ensued. Moved by Charles Houtchens that we purchase the samples for 32A & B with pattern as provided and bring other samples for the Board to examine. Carried unanimously.

### New Business

- 1) Accident-Free Days - The winner of Accident-Free Days for June 1990 was Sgt. Michelle Fernandez.
- 2) Vacuum Cleaner - Discussion of the possible purchase of a vacuum cleaner or more than one for use by residents. To be held over to August meeting for further discussion

The next meeting of the Board is scheduled for the Makua Room at the Sheraton Makaha Resort & Country Club at 7:00 PM on Tuesday, August 28, 1990.

The Board went into Executive Session at 8:57 PM, to discuss on-going litigation and personnel matters.

The Meeting resumed at 10:30 PM.

The Meeting adjourned at 10:31 PM.

Report of the President  
July 1990

The letter which we received from the Melchins' approximately two months ago, requesting the Board to get information on the possible addition of awnings has been pretty well completed at this time. About three weeks ago, Mr. Wallwork and I met with representatives from three different awning companies, Omar the Tent Man, Pacific Canvas and Awning and Island Awning, who gave us quotes. Omar and Island Awning gave us a quote for "A" units which would be about \$1000 per awning. Both of these companies used tubular-type framework. We met with Pacific Canvas and Awning, Mr. Francis Okudara, President and Owner. He came up with a price for the "A" units which would run \$748. This awning would be five feet in width from the building to the railings. The "B" and "C" unit cost would be \$630 each. Those would extend three feet. Pacific Canvas had a better structure and a far better guarantee and used painted galvanized square tubing. Construction of these tubes is all welded and are pre-constructed before delivery. Colors will be almost identical to the colors used on the buildings at the Plantation - striped brown, tan and orange. Mr. Okudara advised that if as many as 50 owners would place an order, he could cut the price, possibly 10 to 20 %. My suggestion, if the Board approved it, would be to write a letter to all the owners advising them that we have one month in which to order. After that time period, they would be unable to give us a discount. Also, after the Board approves and we get a permit, I feel it would be nice to instal a sample on 32A and 32B which are right on Ala Mahiku Drive near the entrance. This would require permission from the owner of 32B. Mr. Okudara has agreed to let us have these two samples charging \$500 for the "A" unit and \$460 for the "B" unit. If the owners did not wish to keep them they could be re-sold.

For the past several months we have been having problems with Security which appeared to be caused by personality. These problems were getting progressively worse, with an exceptionally large turnover in Security Officers. Although the Board along with the Resident and Assistant Managers spent considerable time in trying to solve the many problems, things just never seemed to work out. On July 3rd, we called a special meeting and went directly into Executive Session. At this meeting, it was decided to relieve Mr. James Morrow of his duties as Captain. For many months the Board Members along with many homeowners and tenants had become good friends with Mr. Morrow. We felt as a Security Officer he was tops. However, it appeared that he was just unable to get a smoothly-operating system going. Even though we were friends, the Board knows that their obligation is to give the homeowners the very best for their money.

Charles Houtchens, President.

TREASURER'S REPORT - JULY 1990

Total Receipts for June 1990.....	\$ 105,292.87
Operating Expenses June 1990.....	67,835.39
Major Improvements June 1990.....	9,524.00
Total Operating Expenses for June 1990.....	77,359.39
Total Operating Surplus/(Deficit).....	37,457.48
Total Association Cash & Reserves.....	227,249.36

Loretta McDaniel, Treasurer.

## Report of the Resident Manager - July 1990

### A - Buildings

- 1) Two High School students have been hired, as approved at last months' meeting, and are in the process of painting stairways and working on the erosion problem under buildings.

### B - Grounds

- 1) We are still working on the replacement of the water supply valves under the buildings. We have seven areas completed with two to go.
- 2) In-house tree trimming is a forever thing at M. V. P. The 17-foot extendable chainsaw we purchased has become a very valued tool - it sure makes the trimming of trees a lot easier and faster.
- 3) If you haven't seen the new M. V. P. map sign by the office, please stop by and take a look. It was painted by Larry Fitzgerald, and he did a terrific job. And speaking of signs, our Assistant Manager, Emerald Souza, now has her own nameplate on her desk.

### C - Equipment

- 1) I'm in the process of getting bids for coin-operated vacuum machines for the laundry areas and also the car wash. Hopefully I'll have them to present at this meeting.
- 2) The Arc Wire Welder machine that was approved at the last meeting has been purchased and we're getting the golf carts back in shape. Soon you'll see some pretty classy vehicles cruising the M. V. P. grounds.
- 3) We are still waiting for the lights for the M. V. P. sign at the Main Entrance. They should be here any day now.
- 4) You'll probably notice some new pool furniture at the Quiet Pool. We are having the older, broken pieces reconditioned a few pieces at a time.

Ron Wallwork,  
Resident Manager.

## SECURITY REPORT - July 1990

- 07-03 - Missing Property Report 180-C - T. Hawkins moped - property recovered 07-07 at a Makaha Valley address
- 07-04 - Confrontation at Sun 'N Fun Pool - pool closed early - citations and fine issued to 171-B
- 07-06 - Domestic 150-A - HPD involved & owner cited.
- 07-08 - Domestic 153-C - HPD involved - citation issued and resident fined \$25.00. Copies of Incident Report and fine sent to Rental Agent
- 07-09 - Ambulance on property to 73-C - lady complaining of cramps
- 07-10 - Domestic 114-C - HPD involved - resident responded and citation issued.0
- 07-12 - Harassment of Security and negative compliance to abide by House Rules 106-A. Son without parent outside and physically struck another boy - tenant warned.

- 07-13 - Domestic 153-C - HPD involved - tenant fined \$50.00 and copies sent to Rental Agent.
  - Harassment and profane language used against Security 98-A - Resident cited.
  - Harassment of Security and disregard of House Rules 106-A - Resident fined \$50.00
- 07-14 - Trespassing and threatening of Security 166-A - Resident fined \$50.00 and copies forwarded to Rental agent.
- 07-15 - Ambulance on property to 150-B - resident complaining of chest pains.
- 07-16 - Damaged lamp post - Ilima Refuse - lamp repaired.
  - Stolen vehicle 75-C - Acquaintance of tenant took car while tenant was asleep.

C. Gapol, Security Lieutenant