

**MAKAHA VALLEY PLANTATION  
ASSOCIATION OF APARTMENT OWNERS  
REGULAR MEETING OF THE BOARD OF DIRECTORS**

**APPROVED MINUTES**

July 25, 1995; 7pm, Wai`anae Satellite City Hall

**PRESENT:** Vice-President, Bette Larrabee; Secretary, Alvin Silva; Treasurer, David Duke.

**GUEST:** Property Manager, Jim Coupland; Administrative Assistant, Peggy Hoots.

**CALL TO ORDER:** A quorum being present, Vice President Betty Larrabee called the meeting to order.

**ABSENT:** President Cecil Bindel, on vacation; Director Wayne Thompson, not feeling well; Resident Manager Thomas Lauro, on sick leave; Administrative Assistant Emerald Souza, personal.

**APPROVAL OF MINUTES:** For May 11, 1995, special meeting and June 27, 1995, regular and executive minutes. APPROVED 3-0

**CORRESPONDENCE:** 1. Letter to 185A, Termites. Deferred to Executive Session.

2. 128C, Pool problems. Problems with the pools are being addressed by management and the Board. One of the solutions involves hiring part time pool attendants.

3. 151C, Fine appeal, executive session.

**REPORTS:** VICE-PRESIDENT: Approve Resident Managers job description. MOTION to accept new job description. APPROVED 3-0

SECRETARY: Policy on confidential files. MOTION made to accept written policy with the addition of a broader disciplinary action statement. APPROVED 3-0

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**AGENDA**

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**PRESENT:** President, Cecil Bindel; Vice-President, Bette Larrabee; Secretary, Alvin Silva; Treasurer, David Duke; Director, Wayne Thompson.

**GUEST:** Property Manager, Jim Coupland; Resident Manager, Thomas Lauro; Administrative Assistants, Emerald Souza and Peggy Hoots.

**CALL TO ORDER:**

**APPROVAL OF MINUTES:** For May 11, 1995 special meeting and June 27, 1995, regular and executive minutes.

**CORRESPONDENCE:**

1. Letter to 185A, Termites.
2. 128C, Pool problems.
3. 151C, Fine appeal, executive session.

**REPORTS:**      **PRESIDENT:**

**VICE-PRESIDENT:**      Approve Resident Managers job description.

**SECRETARY:**             Policy on confidential files.

**TREASURER:**         Maturing C D

**DIRECTOR:**

**PROPERTY MANAGER:**

**RESIDENT MANAGER:** Rental agent policy; in-house dry wall and painter;

**COMMITTEES:**

1. Community Patrol, Mrs. Peters.
2. House Rules, Mr. Silva.
3. In-house grounds employment cost, Ms. Dung.

**OLD BUSINESS:**

1. Ball court fence.
2. Pool Attendants.
3. Coconut tree trimming.

**NEW BUSINESS:**

1. Purchase new street cleaner for approximately \$3,000.
2. Purchase Bed liner for new truck for \$312.
3. Repair cost for family pool Jacuzzi is \$520.
4. Bicycle riding area.
5. Oceanic cable service renewal.
6. Accident free winner for the month of June is Momi McClumsey.

**NEXT MEETING:**      August 22, 1995; 7pm, Wai'anae Satellite City Hall.

**JOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL ACTIONS AND FINE APPEALS.**

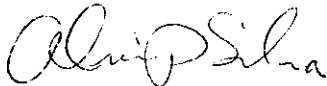
**MVP REGULAR MEETING OF THE BOARD OF DIRECTORS FOR JULY 25, 1995**

2. Purchase Bed liner for new truck for \$312. APPROVED 3-0
3. Repair cost for family pool Jacuzzi is \$520. APPROVED 3-0
4. Bicycle riding area. MOTION made to allow bicycle riding from the back gate to the first fire hydrant from 10 AM to 6 PM and the ball court hours to be changed to 10 AM to 6 PM. APPROVED 3-0
5. Oceanic cable service renewal. Oceanic requested time at a meeting to make a presentation. It was agreed to give them ten minutes at the next meeting.
6. Accident free winner for the month of June is Momi McClumsey.

**NEXT MEETING:** August 22, 1995; 7pm, Wai`anae Satellite City Hall.

**ADJOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL ACTIONS AND FINE APPEALS.**

**MINUTES APPROVED AT THE AUGUST 22 MEETING.**



**ALVIN P. SILVA  
SECRETARY**

**MVP REGULAR MEETING OF THE BOARD OF DIRECTORS FOR JULY 25, 1995**

TREASURER: Maturing C. D. MOTION made to authorize Jim Coupland to transfer our matured six month C. D of \$51,200 in to a 12 month C. D at 6% interest. APPROVED 3-0

RESIDENT MANAGER: In the absence of the Resident Manager, Mr. Silva read a summary of the managers report.

MOTION was made to hire a short term full time dry wall and painter repair person from July 26, 1995, through December 31, 1995, and that the money for that position be taken from the repairs account and placed into the maintenance salary account as recommended by the Resident Manager. APPROVED 3-0

Rental agent policy deferred to the August meeting.

COMMITTEES: 1. Community Patrol, Mrs. Peters. Not available.

2. House Rules. Committee has not been able to meet as yet.

3. In-house grounds employment cost, Ms. Dung. Mr. Blithe Thomas said information was given to the Resident Manager.

**OLD BUSINESS:** 1. Ball court fence. It was clarified that the Resident Manager was directed to go ahead and plant arica palms as a fence line using our existing palms from our nursery as time permits.

2. Pool Attendants. The Plantation is still looking for applicants.

3. Coconut tree trimming. Deferred to next meeting.

**NEW BUSINESS:** 1. Purchase street cleaner for approximately \$3,000. Not budgeted at this time.