

MAKAHA VALLEY PLANTATION
BOARD OF DIRECTORS' MEETING
TUESDAY, JULY 25, 2000 – 7:00 P.M.

A G E N D A

- I. CALL TO ORDER
- II. ESTABLISH A QUORUM
- III. SECURITY REPORT
- IV. COMMITTEE REPORT – As Required
- V. APPROVE MINUTES OF THE JUNE 27, 2000 BOARD MEETING
- VI. TREASURER'S REPORT
 - A. Delinquency Report – EXECUTIVE SESSION
- VII. MANAGEMENT EXECUTIVE REPORT
- VIII. MANAGER'S REPORT
- IX. UNFINISHED BUSINESS
 - A. Engineering Forensics, Hawaii
 - 1. Shioi Punchlist Completion Progress
 - 2. Wash House Plans – Status of Plans & Specs for Bidding
 - 3. Parapet Wall Flashing Cap Installation
 - 4. Structural Analysis for 3G
 - 5. Structural Analysis for 61A
 - 6. 177C Ceiling Damage
 - 7. Fence Damage – 122A
 - B. Irrigation/Vegetation Final 757 Plans – Status
 - C. Burns Security – Supervisor Agreement
 - D. Burns Security – Security Agreement Renewal
 - E. Burns Security – Maintenance Agreement Renewal
 - F. Web Agreement
 - G. Office Expansion – Air Conditioner Options
 - H. Quiet Pool – Kiddie Pool Re-surface – Accepted Bid Withdrawn by Contractor
 - I. Large Tree Trimming - Schedule
 - J. Guard Shack DecraBond – Schedule for Installation
- X. NEW BUSINESS
- XI. HOMEOWNER'S FORUM
- XII. EXECUTIVE SESSION (As Required)
- XIII. DATE, TIME AND PLACE OF NEXT MEETING
Monday, August 14, 2000, 7:00 p.m., Waianae Satellite City Hall
- XIV. ADJOURNMENT

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
TUESDAY, JULY 25, 2000
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 7:00 p.m., by President Larrabee.

ESTABLISH A QUORUM

A quorum was established.

Members Present:	Bette Larrabee	Alvin Silva (Arr. 7:17 p.m.)
	Greg Sokolowski	Bobbie Castro
	David Duke	

Present by Invitation or as Guests:	Peggy Hoots, Manager
	Jim Coupland, Hawaiiana Management Co., Ltd.

COMMITTEE REPORT

- A. House Rules – The Draft House Rules are to be re-typed and re-distributed for everyone's review.
- B. Newsletter – All Newsletter inputs are due in by August 12, 2000.

APPROVE MINUTES

There being no corrections or changes, the minutes of the June 27, 2000, Board meeting were approved as presented following a motion to approve by Vice President Sokolowski, a second by Director Castro and a vote to approve. Treasurer Duke abstained. The motion carried.

TREASURER'S REPORT

- A. Treasurer David Duke reported the Association was holding on financially. The Reserves are at \$1.4 million. After receiving a check from Web, the Reserves will be \$1.5 million. We are having fewer bankruptcies and the non-judicial foreclosures are beneficial. Vice President Sokolowski moved to accept the June Financials, subject to audit. Treasurer Duke seconded the motion, which passed unanimously.

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TREASURER'S REPORT, Cont.

- B. Delinquency Report – The Delinquency Report was distributed prior to the meeting by the Management Executive. Director Castro moved to approve the following Article 39 Resolution:

“The Makaha Valley Plantation Board of Directors hereby adopts the position that it should take whatever steps are necessary to protect monies due them, and to Special Assess in Foreclosure cases, authorizing the Association Attorney and Managing Agent to Sign a Lien for Special Assessment at the appropriate time.”

Further action was deferred until Executive Session.

MANAGEMENT EXECUTIVE REPORT

Deferred to individual Agenda items.

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 Hawaiiiana Management Co., Ltd. This report included the Security Report. There were 4379 visitors to date, 175 per day.

The Manager reported the following additional significant items:

- A. Near Drowning Rescue – Treasurer Duke moved to match the Burn's Security donation, up to \$100.00, and to send a letter of appreciation to the rescuer. Director Castro seconded the motion, which passed unanimously.
- B. Burns Security Guards – It appears they are not properly controlling lap swimming at the pools.

UNFINISHED BUSINESS

- A. Engineering Forensics, Hawaii – Jeff Smith, President of Engineering Forensics, Hawaii, provided the Board a written report on issues discussed tonight. He also presented his latest invoice.
1. Shioi Construction Punchlist Completion Progress – Shioi Construction has been progressing on the list. Engineering Forensics, Hawaii has completed yet another inspection and provided this list to Shioi Construction:

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UNFINISHED BUSINESS, Cont.

- a. Trim Flashing – Shioi Construction will replace those that are damaged and not functional.
 - b. Signage – Shioi Construction will replace those unit signs that are missing.
 - c. Engineering Forensics, Hawaii met with Shioi on July 19th to discuss the deficiencies from the June 23rd inspection.
 - d. Stairwell Painting – Less than 25% are not acceptable, and those will be repainted. Conrad stated they would complete the Punchlist items by mid-August.
2. Wash House Plans – Status of Plans & Specs for Bidding – The drawings were signed by the Board. Engineering Forensics, Hawaii will solicit bids for the project. The bids will be back by the end of August.
 3. Parapet Wall Flashing Cap Installation – The change order for this item has been completed, but is not ready for signatures. The unit price is \$98.00. There are approximately 24 to be changed out.
 4. Shioi Construction Invoice – Engineering Forensics, Hawaii passed it on to the Board for their review.
 7. Fence Damage Behind 152A – Shioi Construction will repair the fence.
- B. Irrigation/Vegetation Final 757 Area Plans – The requests for proposals were sent out. The bids are due back by Friday, August 11, 2000.
- C. Burns Security – Supervisor Agreement – The Board wants Ray Romero to provide the actual cost of adding this position at \$9.25 - \$9.50 per hour, plus their additives only. They are not to include the other maintenance people
- D. Burns Security – Security Agreement Renewal – Deferred to the next meeting.
- E. Burns Security – Maintenance Agreement Renewal – Deferred to the next meeting.
- F. Web Agreement – Al Andrews is working the actual agreement.

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UNFINISHED BUSINESS, Cont.

- G. Office Expansion – Air Conditioner Options – Two contractors have yet to respond. Deferred to the next meeting.
- H. Quiet Pool – Kiddie Pool Re-Surface – Accepted Bid Withdrawn by Contractor – Treasurer Duke moved to accept the Tri-R-Products and proceed with resurfacing the Kiddie Pool for \$3,854.18. Vice President Sokolowski seconded the motion. The vote for the motion was unanimous.
- I. Large Tree Trimming – Schedule – The trees are in the process of being trimmed now.
- J. Coconut Tree Trimming – The Board desires the price to include removing the trees that should be removed. The Board also directed that an arborist from Trees of Hawaii review the entire large tree issue, property wide, with a focus on removing diseased and dying trees. Director Castro moved to accept the KPM proposal to trim the coconut trees at \$18.00 per tree. Treasurer Duke seconded the motion. The vote for the motion was unanimous.
- K. Guard Shack DecraBond – Schedule for Installation – The material has been ordered and will be installed when received.

NEW BUSINESS

- A. Fine Disputes – Deferred to Executive Session.

HOMEOWNER'S FORUM

- A. Louise Simeona, 83A – She reported 7 people living in a unit. She wants to be able to go swimming and that rules apply to all. Cat food and slippers are on porches. People above her are watering her chaise lounges when watering their plants.
- B. Pat Patterson, 72A – In response to A above, there are two persons per bedroom, IAW the sheet she provided. Buildings 73 & 74 French drains are in. Wants reimbursed for a flat tire at \$12.00.
- C. Stephanie Kuntz, 41C – New owner. 22 Peacocks roost in tree behind her house.
- D. Jeff Waddington, 103A – Very complimentary toward Board and what they are doing.

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HOMEOWNER'S FORUM, Cont.

- E. Tena James, 159A – Wants to know where recorded By-laws are.
- F. Coralie Hartwell, 126A – Suggested a pool watch, again.

EXECUTIVE SESSION

The Board adjourned to Executive Session to discuss legal and potential legal issues at 8:55 p.m.

The Board reconvened to the Regular Board meeting at 9:24 p.m.

The results of the Executive Session are as follows:

- A. Two requests to waive fines were denied.
- B. One request to waive a fine was approved.
- C. Shioi Construction progress payment was approved.
- D. The Board was updated on the progress of several studies.

DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Monday, August 14, 2000, at 7:00 p.m., Waianae Regional Gym.


ADJOURNMENT

There being no further business, the meeting was adjourned at 9:25 p.m.

Submitted by:


Jim Coupland
Recording Secretary

Approved by:


Alvin Silva
Secretary