

Makaha Valley Plantation
Regular Board of Directors Meeting

MINUTES

Date: July 26, 1994

Place: Waianae Satellite City Hall

Present: President Wayne Thompson, Vice President Cecil Bindel, Treasurer David Duke, Director Blythe Thomas.

By Invitation: Resident Manager Charles Houtchens, Assistant Manager Emerald Souza, Admin. Assist. Peggy Hoots, Property Manager Jim Coupland, and owners as per attached attendance sheet.

Call To Order: A quorum being present, President Thompson called the Meeting to order at 7:05 pm.

Approval of the June 28, 1994 Minutes

It was the concensus of the Board that the Minutes of the regular meeting of June 28, 1994 be approved at the regular meeting on August 23, 1994.

Correspondence

Ms Janet Houghton 185-B, It was the concensus of the Board that this matter be discussed in executive session.

Ms Vicki Tomisato 169-A, It was the concensus of the Board that this matter be discussed in executive session.

Ms Janice Washington 31-C, President Thompson read the letter, the subject is in regards to a coconut tree fronting her property. President Thompson stressed again that any removal of trees, etc., will be with the MAJORITY APPROVAL of owners in the immediate vicinity the plantings are affected.

Mr. Shreffler's 131-A, It was the concensus of the Board that this matter be discussed in executive session.

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Report of the Officers

President's Report-President Thompson discussed the matter of 164-B., back in 1992 water damage caused by an unlicensed plumber doing work in unit 164-B. This matter went to arbitration in 1992 and found the association not responsible. Only recently President Thompson received a letter from State Farm Insurance Company. State Farm states the primary insurance coverage for resulting water damage in a condominium or townhouse association setting would be under the contract covering the association. Our Insurance Company has retained an attorney from day one and President Thompson referred this matter to the Attorney retained by the association Insurance Company.

Vice-President

V.P Bindel stated that he enjoyed his vacation after his stay in the hospital and feels a whole lot better after his surgery.

Treasurer

Treasure Duke informed the floor that a down-payment of \$72,000.00 for insurance was made, and the entire amount came out of operating expense and nothing was taken from reserves.

Property Managers Report

Jim Coupland informed the Board that we had a positive cash flow of almost \$81,000.00 increase of the previous month, he also noted insurance will take a lot of these monies.

Resident Manager

R.M informed the Board that all of the bid proposals to repair the defective foundations on several buildings will be in by the end of August.

He went on to say the maintenance crew has been busy replacing the dry wood rot on several lanais. Several support bracing under the A unit lanais has also been replaced.

Mr. Houtchens commented on the influx of field mice, he also noted that their population in the last few days has diminished.

Mr. Houtchens informed the Board that the Webb Company has just completed the replacement of all washers and dryers in all 9 washrooms.

Barbara Cox from F.H.A paid a visit to the Plantation, spent an hour on property and was impressed on the grounds and condition of the paint job on the buildings.

The R.M informed the floor that the Board changed the Quiet Pool Hours. Open Sunday Thru Thursday 0800 to 2100. Friday and Saturdays 0800 to 2200.

Committee Report

Budget Committee

Treasure Duke informed the floor that after the committee met for their mid-year Budget Analysis, several recommendations

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were made.

Computer Committee

Natalie Robinson 83-A recieved 4 bids for repairs and maintenance to our computers and laser printer. President Thompson and Treasurer Duke will evaluate bids with the computer committee and report at the next meeting.

Recycle Committee

Belinda Jacobs 119-C, Mona Whitacre 156-B, and Charles Andrews 37-C, were appointed to the recycle committee.

UNFINISHED BUSINESS

Hiring CPA

MOTION. Moved by Tresurer Duke to retain Mr. Terry Wong as our certified public accountant effective immediately.

FOR: Thompson, Bindel, Duke, Thomas UNANIMOUS.

Hiring Parlimentarian

MOTION. Moved by President Thompson to retain Steve Glanstein as our palimentarian.

FOR: Thompson, Bindel, Duke, Thomas. UNANIMOUS.

Houserule E17

After considerable discussion on trailers entering M.V.P. The Board decided to table this matter until specific rules and guidelines be established.

Back Flow Preventer

MOTION. Moved by President Thompson to accept the bid to retest and certify 8 backflow preventers on M.V.P, at a cost of \$500.00 by Diversified Plumbing. Three bids were obtained.

FOR: Thompson, Bindel, Duke, Thomas. UNANIMOUS.

Insurance Bill

Attached to the minutes and becoming a part hereof is the attached Insurance Breakdown. Ms. Larrabee 50- A spoke briefly about payments for Insurance. For the last 5 years we've been usually putting down 25% to 30% and financing the remainder of our insurance bill. The new payment system anticipated by the Budget Committee is to put down what we can and pay off the insurance bill as soon as possible.

The Board is more than satisfied with the work our Insurance Broker, Tom Horner, who worked really hard in getting us the Best and Cheapest Insurance he could find.

NEW BUSINESS

Hiring Association Attorney

Mr. John Morris spoke briefly on his background and answered

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several questions from the Board and floor. Mr. Morris has practiced law for the last ten years. He has spent a lot of time drafting laws in regards to condominiums. Mr. Morris is also an active member of the Condominium Association Institute. He is presently with the Law Firm Iwai, Motooka and Morris. A complete resume may be obtained, for review at the front office. MOTION: IT was moved by Treasurer Duke to retain Mr. Morris as the association attorney effective August 15, 1994. For: Thompson, Bindel, Duke, Thomas. UNANIMOUS.

Resignation of Board Secretary

President Thompson recieved a resignation letter dated July 17, 1994 from Board Secretary Melody Murphy. President Thompson will post notice for another Board member to fulfill the vacant position, till expiration date in March of 1995.

Inga's Newsletter

A clarification by Inga in regards to the associations reserve status. Instead of \$300,000.00 in reserves the association has \$190,237.35 in reserves.

Adjourn to Executive Session

There being no objection, President Thompson adjourned the meeting to Executive Session at 9:10pm.

Call Back to Order

At 9:45 President Thompson called the meeting Back to Order.

Adjournment

There being no objection President Thompson Adjourned the meeting at 9:50pm.

Sincerely yours

Wayne Thompson
President/Secretary
MVP AOA

ASSOCIATION OF APARTMENT OWNERS MAKAHA VALLEY PLANTATION
AGENDA BOARD OF DIRECTORS MEETING

MEETING OPEN

7:00 P.M.
Waianae Satellite City Hall
July 26, 1994

PRESENT

Wayne Thompson, President; Cecil Bindel,
Vice President; David Duke, Treasurer;
Blythe Thomas, Director

BY INVITATION

Charles Houtchens, Resident Manager
Emerald Souza, Assistant Manager
Peggy Hoots, Administrative Assistant
Jim Coupland, Hawaiiiana Management Executive

CALL TO ORDER

APPROVAL OF MINUTES --June 28, 1994

CORRESPONDENCE

- 1) Letter-185-B, Janet Houghton
- 2) Letter- Vicki Tomisato
- 3) Letter- 31-C, Janice Washington
- 4) Mr. Shreffler, 131-A

REPORTS OF

- 1) Officers
 - A) President
164-B Water Damage
Backflow Preventer
Insurance Bill
 - B) Vice President
 - C) Secretary
 - D) Treasurer
 - E) Other Directors
- 2) Property Manager
- 3) Resident Manager
- 4) Security
- 5) Committees
 - A) Budget-Mid year report
Insurance
 - B) Computer

UNFINISHED BUSINESS

- 1) Hiring CPA
- 2) Hiring Parliamentarian
- 3) Delete Houserule 17-E
- 4)
- 5)

NEW BUSINESS

- 1) Hiring Association Attorney
- 2) Resignation of Secretary
- 3) Clarification on Inga's Newsletter
- 4) Bill from Mel's Towing

NEXT MEETING

AUGUST 23, 1994

ADJOURNMENT
