

ASSOCIATION OF APARTMENT OWNERS
MAKANA VALLEY PLANTATION

MINUTES - Board of Directors Meeting

Date: July 27, 1993

Place: Conference Room, Waianae Satellite City Hall

Present: Tom Youngblood, Blythe Thomas, Melody Murphy,
Cecil Bindel

By Invitation: Charles Houtchens, Resident Manager
Marie Calder-Clayton, Hawaiians Management Co.
Emerald Souza, Assistant Manager: Capt. John McFarland, Security:
Betty Thomas - 181-A: Aldene Doherty - 184-B:
Dorothy Smith - 034-A: Flora May Majewski - 031-A:
M/M Bob Eskola - 087C: Evelyn Bindel - 010-C:
Tom Powers - 088-A: Gladys Singleton - 055-A:
Natalie Robinson - 083-A: Theresa Garner - 044-A:
M/M Cliff Weber - 163-A: Irene Houtchens - 047-A:
M/M Abel Castro - 024-C: Jackie Barton - 011-A:
Bonnie Harwick - 141-A: Jerome Liu - 175-B:
Joseph Grimes - 191-B: Ruth Swinney - 117-A:
Patricia Patterson - 072-A: Wayne Thompson - 130-B:
M/M Herbert Barnett - 062-C: Charles Andrews - 037-C:
M/M Fred Collison - 110-B: Stephen Kirk - 124-B:
Diane Hemingson - 116-A: Ingeborg Yoon - 069-B.

A quorum being present, Vice-President Youngblood called the meeting to order at 7:10 PM.

Vice-President Youngblood first asked for nominations for a new Board member to replace President O'Donnell who has resigned. Herbert Barnett of 026-C, Wayne Thompson, 130-B, Charles Andrews, 037-C, and a letter from Tom Hawkins, 079-A were all accepted. Messrs. Andrews, Barnett, and Thompson had a chance to speak, and the information regarding Mr. Hawkins was supplied by Secretary Thomas. The Board went into Executive Session to discuss the situation. Upon returning, Vice-President Youngblood reported that Wayne Thompson had been appointed to the Board.

The Minutes of the meeting of May 25, 1993 were approved unanimously as distributed.

Correspondence

- 1) Resignation of President O'Donnell.
- 2) Increase of Rates - Board of Water Supply.

Reports of the Officers

Reports of Treasurer Murphy, Resident Manager Houtchens, and Security Captain McFarland are attached.

Unfinished Business

- 1) **Pedestrian Walk-Ins - Front Gate** - After considerable discussion, it was decided that the Front Gate Security would attempt to stop any person entering the premises whom they did not know.
- 2) **Increase of Computer Capacity** - Ms Bonnie Harwick offered to assist us with an evaluation of the office computer system. She reported that the hardware is excellent and we have received top value. She recommended adding an Uninterrupted Power Supply, among other things. Report of Ms Harwick is attached. Moved by Melody Murphy that we purchase the required Uninterrupted Power Supplies. After discussion, the motion was carried unanimously.

3) Landscaping Contract - Bids were accepted from Akahi Services Inc. for \$10,535.00 per month, plus tax; from Akamai Services for \$9000.00 per month, but this does not include fertilizer and pesticides, which would likely considerably more. A bid was also received from Nilo Landscaping for \$7,826.00, but shortly after submission he retracted his bid and said he would not re-submit. Moved by Blythe Thomas that we accept the proposal of Akahi Services Inc. for an all-inclusive price of \$10,535.00 per month, plus tax. After discussion the Board agreed unanimously.

New Business

1) Accident-Free Days - May - Dave Roesler: June was a Black Month.

2) Price Range for Making Copies - Considerable discussion held - final decision to be left to the Resident Manager to ensure that a sufficient charge is made to cover the cost of the consumable items.

3) DNE&L - Legal Services Plan - Two new types of legal plans were offered by our attorneys - both plans had been given to the Board - after short discussion, moved by Melody Murphy that we accept the \$2500.00 plan.

The Board went into Executive Session at 9:03 PM. Following the Executive Session, it was announced that Cecil Bindel would be the Association President.

Meeting adjourned at 9:29 PM.

Next meeting: Monthly Meeting
Tuesday, August 24, 1993, 7:00 PM
Conference Room, Satellite City Hall

W. Blythe Thomas, Secretary

Report of the Treasurer

June, 1993

Total Receipts		\$ 137,330.41
Operating Expenses	87,445.17	
Major Improvements	18,222.45	
Total Association Cash & Reserves		144,829.48

Melody Murphy, Treasurer.

Report of the Resident Manager

The sprinkler back flow valves which were approved at the May meeting, were replaced on July 16, 1993. The deadline set by the Board of Water Supply was July 4th, but they gave us an extension until August 1st. The Board had suggested that we get bids for this project, and accept the lowest bid. The job completed by Diversified Plumbing was for \$2,837.00. Since we've had some problems with other foreign made valves, I called the Wilkins Co. in California. They sent me a notarized letter assuring me that these valves are American made. Other bids were received from Continental Mechanical Co. for \$4,155, from Pacific Mechanical Co. for \$5,265, from Interstate Energy Saver for \$7,398 and from Western Pacific Mechanical for \$12,985.

Report of the Resident Manager

I realize that this is unusual, but this is going to be a very short report.

With a fair amount of rain, we had good luck with keeping the sprinklers off for five days between the 13th and 18th of August. The Board of Water Supply lifted the voluntary restrictions, but presently, we have some of the sprinklers set for every-other-day use only. We are not far enough into this program as yet to note the water savings.

On August 16th we had two large holes cut in the fence. We believe that alert residents who heard the cutting taking place and summoned Security may have been responsible for there being no reported thefts. Damage to some vehicle tires that same morning may or may not have been the result of this problem. Should anyone know or hear of anything like this happening, please make sure you notify Security as soon as possible.

We've had further problems with the Quiet Pool wading pool. It was closed on August 19th and 20th so that our staff could make further repairs.

Hopefully you now have all received your Annual Meeting Minutes. Mr. Thomas spent many hours on Friday night, Saturday night, all day Sunday and again Monday night in order that they could all go out this past week. Our Security Staff has hand-delivered most of the copies on the property, thus saving considerable in postage.

Charles Houtchens, Resident Manager.

In 1990, we re-plastered the two pools in the Quiet Pool area, receiving a one-year warranty. The following year, new pool companies came to Hawaii and brought fiber glass refinishing to the island. The Sun-N Fun Pools were done this way, with a 25-year warranty. In June, the wading pool in the Quiet Pool area started to chip. Children playing in the pool helped the chipping to become larger. In late June, we drained the wading pool and our maintenance staff did the repair work. So far, this is holding up well. We've also noticed that someone is taking crayons and defacing the bottom of the big pool. Anyone seeing this happening, should report the incident to Security immediately.

On the night of June 2nd, a car ran into a utility pole with Hawaiian Electric losing one phase and causing scattered outages in areas 707, 757, 755, 665 and 688. At this time, someone in 707 area was shooting a pellet gun, with the result that the passenger window on a home owners vehicle was shot out. Several shots were directed to the laundry room. I would like to personally thank Mr. O'Donnell and Mr. Thomas for their assistance to the three Security officers, myself and the police. We finally managed to get rid of the culprit. We all continued patrolling until the power was restored.

A similar situation occurred around midnight on July 23rd, affecting only 688 area, then all power failed for about 30 seconds. When the power was restored, 688 came back with it. Saturday, July 25th, almost all of Waianae lost its power, but this one only affected Oceanic Cable facilities to the Plantation.

We responded to publicity by the Board of Water Supply regarding the voluntary saving of water by turning off the sprinkler systems on Friday, Saturday and Sunday nights. This has been done for the past two weekends. This should not only save water, but should be a savings in our budget. It will take awhile to see if this is going to cause any problems.

The accumulated receipts to June - Channel 2 - \$1271.00, Fax \$793.00, Registration Fees \$10,256.00, and parking fees for June \$4,268.50

Charles Houtchens, Resident Manager.

Report of Security

July 1993

Once again, you are seeing new faces on the Plantation. These are our new recruits.

For the months of June and July, we had eleven domestic disturbances, and HPD was called for all of these. We required the assistance of an ambulance on one occasion. There were two trespassers which Security was able to catch, and one trespasser was issued a trespass warning.

Your security team will continue to make MVP a safe and secure place in which to live.

John McFarland, Security Captain.