

MAKAHA VALLEY PLANTATION
BOARD OF DIRECTORS' MEETING
TUESDAY, JULY 28, 1998 -7:00 P.M.

A G E N D A

- I. CALL TO ORDER
- II. ESTABLISH A QUORUM
- III. HOMEOWNER'S FORUM
- IV. APPROVE MINUTES OF THE JUNE 23, 1998 BOARD MEETING
- V. TREASURER'S REPORT
 - A. Delinquency Report
 1. 93B Payment Plan
 2. 125C
 3. Altres Accounting
- VI. MANAGEMENT EXECUTIVE REPORT
- VII. RESIDENT MANAGER'S REPORT
- VII. SECURITY REPORT
- IX. UNFINISHED BUSINESS
 - A. Document Amendments - Mailback Results
 - B. Status of Major Projects
 - C. Budget Reduction Report
 1. Oceanic Cable
 - D. Landscaping Maintenance Contract Proposals
 - E. 122A/152A Plumbing Repairs - Trees
 - F. Drainage System Clean-Out
 - G. HECO Electrical Capacity for MVP
- X. NEW BUSINESS
 - A. Fine System Procedures
 - B. Loan Committee
 - C. Auditor Selection
 - D. Pets - House Rules
 - E. Plumbing Clean-Out Schedule
 - F. Plumbing Repair Bill - Unit 193C
- XI. EXECUTIVE SESSION (As Required)
 - A. Fines
- XII. DATE, TIME AND PLACE OF NEXT MEETING
Tuesday, August 25, 1998, 7:00 p.m., Waianae Satellite City Hall
- XIII. ADJOURNMENT

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
TUESDAY, JULY 28, 1998
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 7:04 p.m., by President Larrabee.

ESTABLISH A QUORUM

A quorum was established.

Members Present:	Bette Larrabee	Bobbie Castro
	David Duke	Alvin Silva (Arrived 7:33 p.m.)
	Dale Fajardo	

Present by Invitation or as Guests: Peggy Hoots, Resident Manager
Jim Coupland, Hawaiiana Management Co., Ltd.
Major Mesa, Burns International Security Services

HOMEOWNERS FORUM

- A. Gladys Singleton – 55A – Question - Why was Jacuzzi in Quiet Pool inoperative?
Answer – It should be up and running by tomorrow.
- B. Ms. Hartwell – 126A – Like to form a pool watch to help out with Security and let security know of problems.
- C. Tammy McMinn – 72C – Question - How do you handle the “rough” teenagers?
Answer – Provided by Burns International Security Services.
- D. Tena James -159A– Orientation – Clarify age of kids who can supervise other children.

APPROVE MINUTES

The minutes of the June 23, 1998, Board meeting were approved following a motion to approve by Director Castro with the following changes: All references to the “resident manager was directed” should be changed to “management executive”. Vice President Fajardo seconded the motion and the motion passed unanimously. The changes will be made to the minutes and re-distributed.

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
JULY 28, 1998
PAGE 2

TREASURER'S REPORT

- A. The Treasurer's Report, covering the June 1998 Financials, was presented by Treasurer Duke. The delinquencies are increasing. The income and expenses are within \$15,000.00. - We are now targeting money toward preventative maintenance. The June Financials were accepted, subject to audit.
- B. Delinquency Report – Deferred to Executive Session.

MANAGEMENT EXECUTIVE REPORT

The management executive report was distributed prior to the meeting. A copy of this report is on file at Hawaiiana Management Company, Ltd.

The following additional items were addressed:

1. Document Amendments – We are slowly moving forward, however the best count still needs 16 votes for approval.
2. Status of Major Projects – Notkin was to have opened the bids for the Solar Panel Project, however one contractor needed more time, so they will be opened tomorrow.
3. Budget Reduction – I have worked out what I can, but I may or may not have it ready for tonight, just because of the time factor.
4. Drainage Clean-Out – Ownership of the drains has not been determined. The City will not clean them. Peggy found a Resident Manager's Report from Walter Savedra back in 1986 and they were going out for bids to have the drains cleaned out. Assuming that to be a correct action, MVP may have to do the same. Some of these drain needed cleaning out badly.

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
JULY 28, 1998
PAGE 3

5. Additional Item – There have been some complaints about children playing on the putting green, so many that management has pretty much stopped the use of this facility (common area). This is an area that is available to all individuals on this property. To stop the children using this area without significant justification may be a Federal Fair Housing Act violation. There is no better place for children to play and I suggest we stop not permitting them using this area. It is fenced in and therefore controls the area these children roam in. If complaints continue to come in on children using the place, the Office Personnel should take the call and just say thank you. There is no requirement to identify whether children can play any particular game etc.; therefore it does not have to be spelled out in the House Rules.

RESIDENT MANAGER'S REPORT

The resident manager's report was distributed prior to the meeting. A copy of this report is on file in the resident manager's office and Hawaiiana Management Company, Ltd.

SECURITY REPORT

Major Mesa, Burns International Security Services, presented the Security Report. There were a total of fifty-three incidents for the past month, six domestics and two burglaries. The Police were called in eleven times, forty-four citations were issued, eighteen fines issued and a total of three thousand six hundred eighty-one vehicle visitor passes issued.

They could use security cameras at the pools to help them out.

Director Castro volunteered to put the visitor passes into the computer.

Tena James, 159A – Passed out kudos to a male guard who handled, a young child misbehaving situation, very well.

Treasurer Duke received a great deal of positive feedback from residents about Major Mesa. Major Mesa received a nice round of applause for his efforts from the people in attendance.

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
JULY 28, 1998
PAGE 5

- G. HECO Electrical Capacity at MVP – The management executive sent a letter to David Kaneshiro at HECO on July 13, 1998. They will be doing a study that should cover any/all questions that could be asked concerning the electrical capacity coming onto MVP, the wash houses, and who would pay for an increased capacity if needed, etc. The management executive was directed to follow-up on this issue.

NEW BUSINESS

- A. Fine System Procedures – Director Castro moved to permit the resident manager to notify agents and owners of the fines at the same time. President Larrabee seconded the motion. The motion passed unanimously.
- B. Loan Committee – President Larrabee appointed Treasurer Duke, Vice President Fajardo and herself to the Loan Committee. Their function is to obtain financing to cover the costs of the projects being planned.
- C. Auditor Selection – Treasurer Duke moved to select Terry Wong as the Auditor for 1998. Director Castro seconded the motion, which passed unanimously.
- D. Pets – House Rules – A letter from the owner of 126A was submitted concerning the behavior of pets. She suggested the Board return to the procedures used in the House Rules around 1994. This item is deferred to the House Rule Committee. Once the document amendments are completed, the House Rules will be re-written. They have been worked in detail. The pet issues will be re-evaluated during this re-write.
- E. Plumbing Repair Bill – Unit 193C – Treasurer Duke moved to pay the \$55.00 plumbing bill for unit 193C, caused by the shutting off of the water in that area and then turning the water back on following completion of the valve change. Secretary Silva seconded the motion and the motion passed unanimously.

SECURITY COMMITTEE

Secretary Silva distributed the Security Committee Guidelines. Director Castro moved to approve the guidelines as amended. Vice President Fajardo seconded the motion and the motion passed unanimously.

Treasurer Duke moved to form a Security Committee. Secretary Silva seconded the motion. The motion passed unanimously.