

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
WEDNESDAY, July 28, 2004
MAKAHA Valley Plantation-Kiana Cabana

CALL TO ORDER

The regularly, scheduled meeting of the Makaha Valley Plantation Board of Directors was called to order at 7:27 PM by President Glover. The meeting was recessed from 8:25 PM until 8:30 PM.

ESTABLISH A QUORUM

A quorum was established.

Members Present: President Glover, Vice president Castro, Treasurer Sokolowski and Directors Cunningham and Director Mead (via telecomm) & Sherman (via telecomm)

Excused: Secretary Collier

By Invitation. John Martinez, AKAL Security, Otis King GM, Shirley Landford OM, Robert Ward OpM and Rich Wolter, Hawaiiana Management Co.

HOMEOWNER'S FORUM – Homeowner's Forum was held prior to the regular meeting.

Approve Agenda

A. Treasurer Sokolowski moved to approve the agenda with several additions.. The motion was approved by unanimous consent.

Reading of the MINUTES

A. Minutes of the June 23, 2004, regular Board meeting. President Glover moved to approve the minutes of the regular meeting of June 23, 2004. The motion was approved by unanimous consent.

REPORTS

A. Security. John Martinez provided an oral and rewritten report.

B. Treasurer

1. Financial Statements for June 2004. Treasurer Sokolowski moved to accept the June 2004 financial statements, subject to audit. The motion was approved by unanimous consent.

2. Delinquency. Tabled for the Executive session

C. Management. GM provided an oral and written (on file at the Association office) report.

D. Committees

1. Security. Robert Cunningham provided an oral report.

2. Building. GM Otis King. See management above.

3. Grounds. Steve Deleconio. provided an oral & written report.

4. Rules. Management executive provided an oral report.

5. Personnel. Treasurer Sokolowski provided an oral report

6. Budget & Finance. Treasurer Sokolowski provided an oral report. (See Financial Statements).

The budget meeting is scheduled for August 14, 2005 at 1 PM.

7. Communications. Monty Glover provided an oral report.

8. Community Advisor. President Glover stated the next committee meeting is scheduled for August 14, 2004, and will be a community potluck dinner.

UNFINISHED BUSINESS

A. None

NEW BUSINESS

A. Tenant Eviction. Vice president Castro moved and Director Cunningham seconded the motion to approve an addition to the House Rules, which will tender a fine against an owner who fails to evict a tenant, once the Association has recommended the eviction process based on a history of House rules violations with a base fine of \$100, which may be awarded daily, should the owner fail to act in good

faith, after the period to evict has passed without action by the owner. The motion was approved by unanimous consent. The motion was approved by unanimous consent. (see Article B, 7.3 l)

B. Unit Entry, Floor Mats: Vice president Castro moved and Treasurer Sokolowski seconded the motion to allow residents to place 3' x 2' entry floor mats of sufficient weight to prevent displacement by wind in earth tone colors, subject to final approval by management. The motion was approved by unanimous consent.

C. Makai, perimeter Fence Repair adjacent to the 665 Area. Deferred

D. During the Executive Session, the board approved three violation appeals and waived the fines, denied four violation appeals and recommended two tenant evictions for gross violations of Association rules, approved a family medical plan for an employee and approved delinquent assessment collection efforts.

EXECUTIVE SESSION

Vice president Castro moved to adjourn the regular meeting for an executive session to discuss personnel and legal issues. Hearing no objection, President Glover adjourned the meeting at 8:55 PM for an Executive session. The regular meeting was reconvened at 9:42 PM

NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be August 25, 2004, at the Kiana Cabana on site. The next annual meeting is scheduled for February 26, 2005.

ADJOURNMENT

Noting no other business on the agenda, Vice president Castro moved to adjourn the regular meeting. The motion was approved by unanimous consent and President Glover adjourned the meeting at 10:43 PM

Submitted by:
Makaha Valley Plantation

Roberta Castro
Secretary pro tem

Hawaiiana Management Company
Agent for Makaha Valley Plantation
R. C. Wolter
Association Manager
Recorder

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
July 28, 2004
PAGE 3

Owners' Forum

1. 126A laundry room 687; direction arrows in parking areas; tree growth; and security response
2. 176C real estate signs
3. 022C asphalt blocks and BBQ equipment
4. 039C littering common lanais responsibility
5. 192C front door mats; engine noises