

MAKAHA VALLEY PLANTATION
M I N U T E S

REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE ASSOCIATION OF
APARTMENT OWNERS OF MAKAHA VALLEY PLANTATION

DATE: Tuesday, July 31, 1984

PLACE: Rocana Hotel Conference Room

PRESENT: President Hoolae Papa, Vice President
Frank Swan, Treasurer Rosemary Gordon,
Secretary Linda Powers and
Director Ron Melchin

EXCUSED: Treasurer Charles Houtchens and
Assistant Secretary Gilbert Patterson

BY INVITATION: Owners Charles Loomis, Maybelle
Yeomans and Shirley Nagel; Carl and
Max Worthy (Carma Enterprises); and
Tad T. Kanda (National Mortgage &
Finance)

CALL TO ORDER: Having a quorum present, President
Hoolae Papa called the meeting to
order at 10:13 A.M.

MINUTES: There being no objection the minutes of the Adjourned Special
Meeting, the Special Meeting and the Executive Session of the
Special Meeting on July 20, 1984 were approved.

CORRESPONDENCE:

1. Unit owner Dr. James Williams (190C) wrote regarding the
Association's responsibility for payment of damages resulting
from water leaking from water pipes in his unit and causing the
bath ceiling to fall in in 190B. It was the consensus of the
Board that such damage which is not covered by the Association's
insurance is the responsibility of the owner whose unit caused
the damage.
2. Unit owner Stephen Kirk (124B) wrote requesting permission to
keep a dog in his unit. The Secretary was instructed to respond
quoting the house rule pertaining to pets.

COMMITTEE REPORTS

- A. Grounds and Architectural. Chairman Swan reported:
1. The grounds are browning because of water restrictions
mandated by the City and County. Watering will be adjusted to
keep the grounds as green as possible while complying with the
restrictions.
 2. Resident Manager Sevedra has instituted a program of
checking apartments for leaks. Owners will be given 10 days to
effect repairs or they will be billed at cost.
 3. Due to the inability of the previously selected
contractor to begin work on the rock wall at the family pool,
another bid was secured at \$350. Work is due to begin as soon as
possible.
- B. Rules, Administration and Security. Attached to these minutes
and becoming a part hereof is Chairman Fowers report.

OFFICER REPORTS:

- A. Treasurer's Report. All past due bills that the Treasurer is
aware of have been paid, except for Oahu Gas, Oceanic
Cablevision, water and lease rent. Treasurer Gordon stated that
she has been in contact with these vendors and that they have
agreed to a schedule of back payments.

UNFINISHED BUSINESS:

- A. Approval of National Mortgage. After interviewing
representatives of Carma Enterprises and National Mortgage and
Finance, who were then excused, Director Melchin moved the

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approval of National Mortgage and Finance as managing agent contingent on their having computer support and the approval of the membership at a special meeting to be called for that purpose. Secretary Powers seconded. The motion carried as follows: Vice President Swan - Aye, Treasurer Gordon - Abstain, Secretary Powers - Aye, Director Melchin - Aye.

B. Approval of Carma Enterprises. Treasurer Gordon moved the approval of Carma Enterprises in the event National Mortgage does not perform or does not meet the above contingencies. Vice President Swan seconded. The motion carried as follows: Vice President Swan - Aye, Treasurer Gordon - Aye, Secretary Powers - Aye, Director Melchin - Aye.

C. Chun, et al. vs. Makaha Valley Plantation. It was the consensus of the Board that the new managing should coordinate this matter with the Association's attorney.

NEW BUSINESS:

A. Mail Box Proposal. After discussion it was the consensus of the Board to delay making a decision until the results of Resident Manager Sevedra's poll of the residents is complete.

B. Newsletter. It was the consensus of the Board that Secretary Powers edit a newsletter draft approved by the Board and our attorney and that the newsletter be copied and readied for mailing by Saturday, August 4, 1984.

C. Unlicensed Rental Agent. Because it is the Board's responsibility to protect the interests of Makaha Valley Plantation owners, it was the consensus of the Board that, having become aware of an illegal situation with regard to Mrs. Swinney operating a rental program while her real estate license is on inactive status, the Real Estate Commission should be notified.

ADJOURNMENT:

Having no further business to review and hearing no objections, at 2:10 P.M. President Pava adjourned the meeting.

Respectfully submitted,



LINDA POWERS
Secretary
Board of Directors

cc: Board of Directors
Minutes File
Resident Manager