

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: Wednesday, July 9, 1986

PLACE: Sheraton Makaha Resort Coffee Shop

PRESENT: Secretary Maybelle Yeomans-Johnson
Treasurer Linda Powers
Director Steve Kirk

EXCUSED: President Shirley Nagel
Vice President Guy Higashi
Asst. Secretary Jim Johnson

BY INVITATION: Dick Gourley - Hawaiiana Mgt.

CALL TO ORDER:

Having a quorum present and in the absence of President Nagel and Vice President Higashi, with there being no objection Secretary Yeomans was selected to act as Chairman and she called the meeting to order at 5:25 P.M.

MINUTES:

There being no objection the Minutes of the Meetings of April 28, 1986, May 9, 1986 and June 19, 1986 were approved.

CORRESPONDENCE:

Chairman Yeomans read a letter from Mr. Matlock (145A) concerning the recent lack of newsletters. It was the consensus of the Board that she be directed to respond that the Board has every intention of resuming regular newsletters as soon as is practicable.

UNFINISHED BUSINESS:

Annual Meeting. Director Kirk moved and Treasurer Powers seconded the hiring of Bruce Dinman of Dinman, Nakamura, Elisha and Nakatani for this evening's annual meeting to provide legal advice and counsel should such be needed and at such fee as can be negotiated by Hawaiiana Mgt. The motion passed unanimously.

Hawaiiana Management's Contract. After reading the contract for Management and Agency and discussing it with Dick Gourley, Treasurer Powers moved and Director Kirk seconded approving the contract with the following revisions. The motion passed unanimously.

1) In the third paragraph of Article 4, "SERVICES TO BE PROVIDED BY AGENT", Section (a) "Collections", "15th" shall be changed to "16th", and the sentence "All late fees received shall belong to the Association" shall be changed to "All late fees received shall be divided equally between Agent and Association".

2) In the first paragraph of Article 4, "SERVICES TO BE PROVIDED BY AGENT", Section (d) "Employee Payroll and Taxes", "15th" shall be changed to "5th", "last day" shall be changed to "26th", and "prepare" shall be changed to "cause to be prepared".

3) Article 4, "SERVICES TO BE PROVIDED BY AGENT", Section (j) "Property Inspection and Reports" shall be deleted.

4) In Article 4, "SERVICES TO BE PROVIDED BY AGENT", Section (k) "Newsletters", the sentence which states "At least every two months, and more frequently if necessary or appropriate, the Agent shall prepare a newsletter covering matters that occurred at the Property or that affect the apartment owners" shall be replaced by "Agent shall formalize, edit and type newsletters prepared by the Board."

5) In the first paragraph of Article 5, "BANK ACCOUNTS/FIDUCIARY RESPONSIBILITY", after "...Association's directors" shall be inserted "Agent shall be indemnified, defended and held harmless from all claims, demands and liabilities which may arise from any check drawn which two directors have signed and an officer of Agent has not signed."

6) In the first paragraph of Article 6, "MEETINGS", after "...three (3) hours" shall be inserted "including travel time."

7) In the second paragraph of Article 7, "RECORDS", the sentences "The Agent shall provide the Association's Secretary and the Resident Manager with written notification of the names and mailing addresses of all new apartment owners, within five business days of the Agent's receipt of the aforesaid documentation and information" and "The Agent shall also provide the Association's Secretary and Resident Manager with written notification of the new address of any apartment owners who advise the Agent of their change of address, within five business days of being so advised" shall be replaced with the following:

The Agent shall provide the Resident Manager with a copy of the closing statement of all new apartment owners, within five business days of the Agent's receipt of same. Agent shall inform by telephone the Resident Manager of the new address of any apartment owners who advise the Agent of their change of address, within five business days of being so advised. Once each month Agent shall mail to the Resident Manager a copy of the current owners list.

8) Article 8, "MANAGEMENT FEE", shall be deleted and replaced by Article 8, "MANAGEMENT FEE", contained in the contract first submitted by Hawaiiana Management to the Board of Directors.

9) In the second paragraph of Article 13, "TERMINATION BY

ASSOCIATION", "or without" shall be deleted.

NEW BUSINESS:

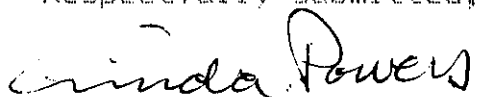
Resignation of Vice President Higashi. Director Kirk moved and Treasurer Powers seconded the acceptance of Vice President Higashi's resignation. The motion passed unanimously.

Nomination of Vice President. Treasurer Powers nominated Director Kirk for the position of Vice President. The election was unanimous.

ADJOURNMENT:

Having no further business to review and hearing no objections, at 6:17 P.M. Chairman Yeomans adjourned the meeting.

Respectfully submitted,



LINDA POWERS
Secretary
Board of Directors