

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
WEDNESDAY, August 13, 2003  
MAKAHA RESORT & GOLF CLUB and Makaha Valley Plantation office

APPROVED

CALL TO ORDER

Regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:45 PM by President Babineck.

ESTABLISH A QUORUM A quorum was established.

Members Present: President Michael Babineck, Vice president/ Secretary Monty Glover (by conference phone), Treasurer Greg Sokolowski. and Director Hugh Conroy

Excused. Director Al Deleconio

By Invitation. Otis King GM, Oram Strauser SM, Shirley Landford, OM, Rich Wolter, Hawaiiana Management Co.

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

Approve Revised Agenda

Director Conroy moved to approve the revised agenda. The motion was approved by unanimous consent. (see New Business)

Reading of the MINUTES

A. Minutes of the July 22, 2003, regular Board meeting. Treasurer Sokolowski moved and director Conroy seconded the motion to approve the minutes of the July 22, 2003, Board meeting, as published. The motion was approved by unanimous consent..

REPORTS

A. Security. GM King provided an oral report for security representative

B. Treasurer

1. Financial Statements for July 2003. Treasurer Sokolowski reported on the June 2003, Financial statements. Hearing no objection and by consent, President Babineck accepted the Financial statements, subject to audit.
2. Delinquency. Tabled for the Executive session

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

D. Association Manager.

1. Parking/Driveway Renovation. (see unfinished business below)
2. Survey South (Makai) Property. Deferred

E. Committee

1. Security-sub chair Monty Glover. Provided an oral report.
2. Building/Grounds-Steve Deleconio. Provided an oral report
3. Compliance/House Rules- Hugh Conroy. Provided an oral report and solicited membership for a bylaw/declaration sub-committee to review and restate the Association documents.
4. Personnel. Greg Sokolowski. Provided an oral report
5. Budget & Finance. Greg Sokolowski. Provided an oral report. (See Financial Statements above.)
6. Web Site-Monty Glover. Provided an oral report, stated the need for the committee had passed, since the site was operational, and requested the committee be dissolved, which President Babineck, so ordered.
7. Awning Alteration-"A" Units. No report.

UNFINISHED BUSINESS

A. House Rules. Deferred.

B. Committee Reports. Vice president Glover moved to require all committee reports be submitted in writing prior to the meeting for distribution to the Board and available thereafter for WEB site posting. The motion was not approved with two (2) directors, who voted to approve the motion, one (1) director, Conroy, was opposed and one (1) director, Babineck, abstained.

C. Ratify initial payment to Commercial Plumbing. Deferred.

D. Approve renovation/repairs to Pool areas.

1. Vice president Glover moved to approve the expenditures made to repair, renovate and install required drain facilities at the Ala Mahiku pool. The motion was approved by unanimous consent.

2. Director Conroy moved to approve an amount not to exceed \$7500 to repair, renovate and install required drain facilities at the Kiana pool. The motion was approved by unanimous consent.

3. Director Conroy moved to approved an amount not to exceed \$10,000 to modernize the Kiana Cabana to allow for a site to conduct future board meetings and other functions on a rental and reservation basis, subject to review by legal counsel. The motion was approved with three (3) directors, who voted to approve the motion, and one (1) director, Sokolowski, abstained.

E. Pool entry & access policy. Treasurer Sokolowski moved to reinstate full access to all residents with valid core keys and rescind the policy that required factitious access by the Plantation office. The motion was approved by unanimous consent

F. Security services. Deferred

G. Asphalt paving specifications. Vice president Glover moved to approve an amount not to exceed \$3500 for the preparation of specifications for asphalt repairs or renovation to the parking areas and roadways of the Plantation. The motion was approved by unanimous consent.

H. Landscape, Irrigation specifications proposal. Vice president Glover moved to approve the proposal from Brownlie and Lee to provide the drawings and irrigation specifications for the 664, 688, and 707 areas at a cost not to exceed \$9,800. The motion was approved by unanimous consent.

#### NEW BUSINESS

A. Sentricon System Renewal in 2004. Deferred

B. Modify, Management agreement with Hawaiiiana. Treasurer Sokolowski moved to modify the agreement with Hawaiiiana Management and delete the portion of the agreement that requires one signature by a Hawaiiiana Corporate official and one signature by an Association Board officer and allow Hawaiiiana Management to affix two Hawaiiiana Corporate officer signatures to all checks, once all invoices and/or check requests have been approved in writing by one of several Association Board officers with approval authority. The motion was approved by unanimous consent.

C. Makaha Valley Resort agreement. President Babineck moved to approve the proposal from Makaha Valley Resort to provide a meeting room for the remainder of 2003 at a cost of \$80 per meeting with the provision for an additional \$40 per meeting to provide refreshments. The motion was approved by unanimous consent.

D. Approval of the Agenda. Director Conroy moved to rescind the motion to "Approve the revised Agenda" to allow for the addition of several agenda items list below. The motion was approved by unanimous consent. Director Conroy moved to "Approve the second revision to the Agenda", which was approved by unanimous consent.

E. Alteration request for owner Unit 19A. Treasurer Sokolowski moved to approve a request from the owner of Unit 19A to add two electrical outlets to the unit. The motion was not approved with two (2) directors, who voted to approve the motion, one (1) director, Conroy, who opposed the motion and one (1) director, Glover, who abstained. Treasurer Sokolowski moved to rescind the motion as stated above, as incomplete in its purpose and President Babineck moved to restate the motion to provide conditional approval for the request from the owner of Unit 19A to add two electrical outlets to the unit and require the unit owner to use a licensed contractor to perform the work and to submit appropriate drawings and a City & County permit to the Association for the final approval of the requested alteration. The rescinded motion and the restated motion were approved with three (3) directors, who voted to approve the motion, and one (1) director, Glover, abstained.

F. Alteration request for owner Unit 65A. Treasurer Sokolowski moved to provide conditional approval for the request from the owner of Unit 65A to installation a washer and dryer in the unit and require the owner to use licensed contractors to perform the work and to submit appropriate drawings and a City & County permit to the Association for the final approval of the requested alteration. The motion was approved with three (3) directors, who voted to approve the motion, and one (1) director, Babineck, abstained.

G. During the Executive session the Board approved various means to enable the Association to recover unpaid and delinquent maintenance fees, granted two appeals to waive a fine and denied an appeal to waive a fine.

President Babineck recessed the meeting at 9:30 PM and reconvened the regular meeting at 9:50 PM.

#### EXECUTIVE SESSION

Hearing no objection and by consent, President Babineck adjourned the regular meeting at 9:55 PM, August 13, 2003 for an Executive session to discuss personal and legal issues. The regular meeting was reconvened at 10:50 PM, August 13, 2003.

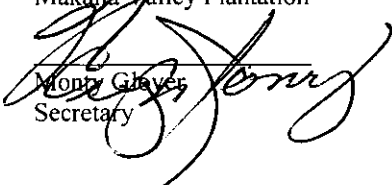
NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Wednesday, September 10, 2003, 6:30 PM, at the Makaha Resort & Golf Club.

ADJOURNMENT

Noting no other business on the agenda and hearing no objection, President Babineck adjourned the meeting at 10:51 PM .

Submitted by:  
Makaha Valley Plantation

  
Monty Givens  
Secretary

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

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Owners Forum & Resident Comments

1. 097C increased maintenance fee; target date to reduce fees; reserves
2. 159C pool access & hours
3. 040C house rules; landscape watering schedule; lanai title
4. 002B pool access; civil rights commission and house rules
5. 048A hose rules; pool access; BBQ's
6. 146C insurance for pets; house rules
7. 017C house rules; pool access
8. 061C information
9. 029A pool access
10. 159A security knowledge
11. 153C farmer's market
12. 176C peacocks; drain clearance
13. 061A defer appeal
14. 126A pool & house rules
15. 192C Board participation
16. 039C landscaping company performance