

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
MONDAY, AUGUST 14, 2000  
7:00 P.M., WAIANAE DISTRICT PARK MEETING ROOM

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:00 p.m., by President Larrabee.

ESTABLISH A QUORUM

A quorum was established.

Members Present:	Bette Larrabee	Alvin Silva (Arr. 7:11 p.m.)
	Greg Sokolowski	Bobbie Castro
	David Duke	

Present by Invitation or as Guests:	Peggy Hoots, Manager
	Jim Coupland, Hawaiiana Management Co., Ltd.
	Jeff Smith, Engineering Forensics, Hawaii

COMMITTEE REPORT

Nothing to report.

APPROVE MINUTES

The minutes of the July 25, 2000 Board meeting were approved as corrected, following a motion to approve by Treasurer Duke, a second by Director Castro and a unanimous vote to approve. The minutes will be corrected and re-distributed.

TREASURER'S REPORT

- A. The Treasurer's Report was presented by Treasurer Duke. The July 2000 Reserves stand at the same level as June 2000. The July 2000 Financial report was accepted, subject to audit.
- B. Delinquency Report – The Delinquency Report was distributed by the Management Executive prior to the meeting. Action was deferred to Executive Session.

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
MAKAHA VALLEY PLANTATION  
AUGUST 14, 2000  
PAGE 2

MANAGER'S REPORT

The Manager's Report was distributed prior to the meeting. A copy of this report is on file in the Manager's Office and Hawaiiana Management Co., Ltd.

The Manager reported the following additional significant items:

- A. Security – There were 1527 visitors to date, which comes to 109 per day.
- B. Old Bicycles Need to be Removed – Have to advertise and give thirty (30) days notice. The same may be true for abandoned cars. The Management Executive will check with the Association's Attorney.
- C. Burns Security – Secretary Silva will write Burns Security a Letter of Commendation for all their great work handling a recent incident.

UNFINISHED BUSINESS

- A. Engineering Forensics, Hawaii
  - 1. Shioi Construction Punchlist Completion Progress – Thirty (30) percent of the work, in the areas inspected, was completed. The stairwell re-painting and parapet wall caps have not been started. The board stated it wanted to look into the Liquidated Damages section of the contract. It may be necessary to have the Attorney send Shioi Construction a letter.
    - a. Fence Damage Behind 152A – Shioi Construction will accomplish this repair when they do the punchlist in the 665 area.
  - 2. Wash House Plans – Bid Process Update – The Requests for Proposals are out and the bids are due on September 5, 2000.
  - 3. Parapet Wall Flashing Cap Installation – Change Order Signatures – The change order document is at Hawaiiana Management Company, Ltd. The Management Executive will get it to the Board for their signatures as soon as possible.

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
MAKAHA VALLEY PLANTATION  
AUGUST 14, 2000  
PAGE 3

UNFINISHED BUSINESS, Cont.

- B. 757 Irrigation/Vegetation Bids – Deferred to Executive Session.
- C. Burns Security – Ratify Decision to Approve a Lead Person – Treasurer Duke moved to ratify the Board's decision to hire a new lead person at \$15.25 per hour, on a temporary basis. Director Castro seconded the motion. The motion passed unanimously.
- D. Burns Security – Security Agreement Renewal – Treasurer Duke moved to defer addressing this item until the next meeting. The vote for the motion was unanimous.
- E. Burns Security – Maintenance Agreement Renewal – Same as above.
- F. Office Expansion – Air Conditioner Options – By unanimous consent, the Board voted to have Tri-R draw up their plans. They also directed the Manager to come up with one more bid for the next meeting.
- G. Quiet Pool – Kiddie Pool Re-Surface Status – See Manager's Report.
- H. Guard Shack DecraBond Update – See Manager's Report.

NEW BUSINESS

- A. Selection of 2000 Auditor – Director Castro moved to select Terry Wong, CPA to audit the books, provide a surprise cash count and do the 2000 taxes, for \$1,200.00, plus tax. Treasurer Duke seconded the motion. The motion passed unanimously.
- B. 2001 Budget & Reserve Study Inputs – The Management Executive requested that if any Directors had any inputs to the budget, to let him know.

There will be a shortage of Directors in the near future:

President Larrabee will be gone 9/5/00 – 9/23/00.  
Treasurer Duke will be gone 8/21/00 – 9/8/00.  
Secretary Silva will be gone 9/15/00 – 10/26/00.  
Director Castro will be gone 9/13/00 – Mid Oct.

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
MAKAHA VALLEY PLANTATION  
AUGUST 14, 2000  
PAGE 4

NEW BUSINESS, Cont.

- C. Changing of Refuse Collection to City Collection – President Larrabee is working this issue and it is something to look forward to.

HOMEOWNER'S FORUM

- A. Tena James, 159A, stated her steps were repainted, but a lighter color was used. Coralie Hartwell stated hers was lighter also. They were informed this new paint would not be accepted if it is a different color.
- B. Several questions were raised concerning parking spots.

DATE, TIME AND PLACE OF NEXT MEETING

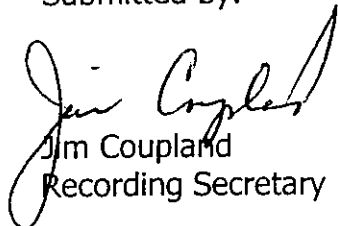
The next regularly scheduled meeting of the Board of Directors will be held on Tuesday, September 26, 2000, at 7:00 p.m., Waianae Satellite City Hall.

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
MAKAHA VALLEY PLANTATION  
AUGUST 14, 2000  
PAGE 5

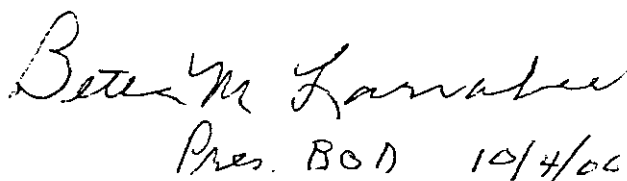
ADJOURNMENT

There being no further business, the meeting was adjourned at 9:07 p.m.

Submitted by:

  
Jim Coupland  
Recording Secretary

Approved by:

  
Pres. BOD 10/4/00