

Makaha Valley Plantation
Regular Board Meeting
Minutes

Date: August 16, 1988

Place: Hawaiiana Management's Conference Room

Present: President Maybelle Yeomans, Treasurer Chuck Loomis,
Secretary Linda Powers, Director Tom Youngblood and Asst.
Secretary Jim Johnson

Excused: None

By Invitation: Dick Gourley (Hawaiiana Management), Resident Manager Wally
Savedra, M/M Blythe Thomas (168B), M/M Floyd Smith (34A),
Charles Houtchens (47A), Ruth Swinney (36A), Helen DeAngelo
(116), Inga Yoon (69B), Tom Powers (88A), Nate Crow (65C)
and Frank Flanigan (10B)

Call to order:

Having a quorum present President Yeomans called the meeting to order at 7:00 P.M.

Minutes:

Secretary Powers moved and Treasurer Loomis seconded adopting the minutes of the Regular Meeting of July 19, 1988. The motion passed unanimously.

Correspondence:

James West (83A)—It was the consensus of the Board that no further action was necessary as Hawaiiana had sent Mr. West the owners list he requested in compliance with State Law.

Blythe Thomas (168B)— It was the consensus of the Board that as the offending air conditioner and aerial had been removed from the exterior of Apt 30 and that Mr. Thomas was present to hear this, no response was necessary.

Marvin Horton (72C)—After Property Manager Gourley pointed out that the Board needed more information before replying, it was the consensus of the Board to allow Mr. Gourley to take care of it.

Charles Houtchens (47A)—It was the consensus of the Board that Property Manager Gourley had properly sought legal advice before responding to Mr. Houtchen's request to examine proxies from the February 20, 1988 annual meeting and that because Mr. Gourley had responded, no further action was necessary.

Ingeborg Yoon (69B)—It was the consensus of the Board that the responsible employees be given copies of this complimentary letter and that the President should add a note to the letter with the Board's appreciation of their efforts.

Elizabeth Balberde (185B)—It was the consensus of the Board that this matter be taken up under new business.

Richard Chun, Esq. (for Houtchens 47A)—It was the consensus of the Board that as this was written to the Association's attorney it should be forwarded to the Association's attorney for response.

Officers' Reports

Treasurer Loomis reported that total income for the month of July was about \$103,000 and that the budgeted amount was about \$100,000. He stated that expenditures were about \$121,000 versus the \$80,000 budgeted amount because of the first insurance premium installment of \$35,947.

Treasurer Loomis reported that we had total cash and reserves of approximately \$185,000. Secretary Powers reported that we recently purchased a \$100,000, 90-day CD.

Resident Manager's Report

Resident Manager Savedra reported that the striping of the parking lots is almost complete. It was the consensus of the Board that the guards patrol the pools more frequently.

Property Manager's Report

Attached to these minutes and becoming a part hereof are the financial reports for July.

Unfinished Business

- A. Businesses on property—President Yeomans reported that Melchin, Powers and Swinney had been mailed letters instructing them to cease and desist by August 31, 1988.
- B. Maintenance fee collections (United Resorts)—Property Manager Gourley reported that according to their records and records going back to Certified Management, all of these accounts are current.
- C. Repaint buildings—After Resident Manager Savedra stated that he was awaiting additional bids, it was the consensus of the Board that this matter be deferred to the next meeting.
- D. Resurface tennis court—Treasurer Loomis moved and Secretary Powers seconded approving the bid of All-Court Surfacing Hawaii, Inc. for \$3,528. After discussion where it was pointed out that one owner had called President Yeomans to object to the spending and where it was also pointed out that the tennis court had never been resurfaced and that it is the Board's responsibility to preserve the common elements, the motion passed unanimously.
- E. Leaks—Property Manager Gourley reported that Al Gardner of American Coatings Company would be contacting Resident Manager Savedra.
- F. Appoint new Board members—Treasurer Loomis moved and Secretary Powers seconded appointing Nate Crow to fill the unexpired term of Steve Kirk. The motion passed unanimously. It was the consensus of the Board that Frank Flanigan be appointed to the position of Asst. Treasurer.

New Business

- A. Collection of deficiency judgment (25C)—Treasurer Loomis moved and Secretary Powers seconded the hiring of a collection agency. After discussion where Helen DeAngelo stated that it was unlikely the former owners had any assets, and where it was pointed out that collection agencies usually operate by percentage instead of retainer, as would be necessary with an attorney, the Board voted unanimously to hire a collection agency.
- B. Auditor for annual audit—Treasurer Loomis moved and Secretary Powers seconded the hiring of Jonathon Carr, CPA to handle the Association's unannounced and regular audit. After discussion where Property Manager Gourley pointed out that you get a more detailed audit for the additional money spent, the motion passed unanimously.
- C. Newsletter—It was the consensus of the Board that they call in any changes, additions and amendments to Asst. Secretary Johnson.

- D. Settling of 144 stack—It was the consensus of the Board that Resident Manager Savedra obtain additional bids and arrange for the work at a cost not to exceed \$1,000.
- E. Parking fee increase—It was the consensus of the Board that rental parking fees should be increased to \$30 per month beginning January 1, 1989 and that notice of this should be published in the newsletter.
- F. Parking stall (185B)—It was the consensus of the Board that the parking stall currently designated 185B should be made a guest parking stall, and that the guest parking stall directly in front of 185B should be designated 185B.

Next Meeting: 7:00 PM, September 20, 1988 at Hawaiiiana Management

Adjournment: Having no further business to review and hearing no objections, at 8:15 PM President Yeomans adjourned the meeting.

Respectfully submitted,



Linda Powers
Secretary
Board of Directors