

MAKAHA VALLEY PLANTATION
REGULAR BOARD MEETING
MINUTES

DATE: August 19, 1987

PLACE: Makua Room, Sheraton Makaha Resort

PRESENT: President Maybelle Yeomans, Vice President Steve Kirk, Secretary Linda Powers, Treasurer William Halfacre, Director Charles Loomis and Asst. Secretary Jim Johnson

EXCUSED: Asst. Treasurer Bonnie Halfacre

BY INVITATION: Bill Burke (Hawaiiana Mgt.), Resident Manager Wally Savedra, M/M Cliff Weber (163A), M/M Floyd Smith (34A), Ruth Swinney (71B, 36A, 59B, 60B, 63B, 92A), M/M Charles Houtchens (32A, 33A, 47A, 189B), Blythe Thomas (168B), Tom Powers (88A), Sharon Moore (35A), and Nancy Swanson (104B)

CALL TO ORDER:

Having a quorum present President Yeomans called the meeting to order at 6:10 P.M.

MINUTES:

There being no objection the Minutes of the Regular Meeting of July 15, 1987 were approved.

CORRESPONDENCE:

Cheryl Christian - It was the consensus of the Board that this matter be deferred to New Business.

Blythe Thomas (168B) - It was the consensus of the Board that this matter be deferred to New Business.

Tim Ford (Security Director) - It was the consensus of the Board that this matter be deferred to New Business.

P.S. Hamblin - It was the consensus of the Board that this matter was properly the concern of Rental Agent Helen DeAngelo and not the Association.

James Keller (37B) - It was the consensus of the Board that Hawaiiana Management write him to clarify the problem existing with his maintenance fee payments.

Bruce Dinman (Association Attorney) - It was the consensus of the Board that the changes to Chapter 514-A, Hawaii Revised Statutes, be made available at the front office for the normal copy charge to any owner who wishes a copy.

OFFICER'S REPORTS:

SECRETARY - Secretary Powers said there was nothing to report.

TREASURER - Treasurer Halfacre reported on the mid-year non-maintenance fee income and a portion of the expenses of the Association. During his report Treasurer Halfacre was ruled out of order by President Yeomans for his unwarranted and aggressive questioning of the managing agent. He responded by stating that he would no longer be Treasurer and left the meeting.

RESIDENT MANAGER'S REPORT:

Attached to these minutes and becoming a part hereof is the report of Resident Manager Savedra.

MANAGING AGENT'S REPORT:

Attached to these minutes and becoming a part hereof is the financial report for July, 1987.

UNFINISHED BUSINESS:

A. **Long-Range Plan.** It was the consensus of the Board that this matter be deferred to the next meeting.

B. **Laundry Rooms.** It was the consensus of the Board that Resident Manager should report at the next meeting.

NEW BUSINESS:

A. **Pool Railing.** Director Loomis moved and Vice President Kirk seconded authorizing Asst. Secretary Johnson to shop for a replacement, and that if he could not find one, Resident Manager Savedra should replace it with wood. The motion passed unanimously.

B. **Playground.** Vice President Kirk reported that, with Hawaiiana Management's and Resident Manager Savedra's help, he had obtained a jungle gym, slide and swings at no cost. It was the consensus of the Board that President Yeomans check with our insurance company and report at the next meeting.

C. **Laundry Rates.** Secretary Powers moved and Director Loomis seconded raising the rates for washers to \$.75 per load effective September 1, 1987. After discussion concerning the prices in the area and Asst. Secretary Johnson's tentative findings that the Association was currently losing a small amount of money, the motion passed unanimously.

D. **Back Gate.** It was the consensus of the Board that the use of the back gate be extended for one more month.

E. **Notice of C and D.** It was the consensus of the Board that the front office provide notice to all residents of the above.

F. **Lanai Waterproofing.** Director Loomis moved and Secretary Powers seconded effecting lanai waterproofing by hiring two men and purchasing 2 ladders and a plank. After discussion,

where it was pointed out that we would save money over hiring a contractor even with the adding of 1 high-man to workers compensation, the motion passed unanimously.

G. Security Seminar. It was the consensus of the Board that Asst. Secretary Johnson and Resident Manager Savedra arrange for our employees security seminars with lunch to be provided.

H. Change Uniform Company. It was the consensus of the Board that Resident Manager Savedra can change companies provided Al Phillips will match Young Laundry's current price.

I. "Why Boards Get Sued" Seminar. It was the consensus of the Board that the Association pay \$65 and that Director Loomis attend the September 19th Seminar and report back at the October meeting.

At 7:47 P.M. President Yeomans adjourned the meeting to Executive Session to discuss administrative assistance and house rule violations. Floyd Smith (34A) and Charles Houtchens (47A) were asked to remain but declined. At 8:20 P.M. the Regular Meeting was called back to order.

J. Administrative Assistance. It was the consensus of the Board that Asst. Secretary Johnson be allowed to assist the front office in any way needed.

K. House Rules Violations. It was the consensus of the Board that President Yeomans be granted such authority as is necessary to stop certain activities which are grossly interfering with the rights of others and with the running of the Association. It was further the consensus of the Board that the military and others whose rights had been interfered with should be contacted and informed that this interference will not be allowed to continue.

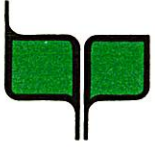
NEXT MEETING: September 16, 1987 at 6:00 P.M. at the Sheraton Makaha Resort

ADJOURNMENT: Having no further business to review and hearing no objections, at 8:25 P.M. President Yeomans adjourned the meeting.

Respectfully submitted,



Linda Powers
Secretary
Board of Directors



MAKAHA VALLEY PLANTATION

84-786 ALA MAHIKU DRIVE WAIANAE, HAWAII 96792

AUGUST 17, 1987

TO: Board of Director's, Makaha Valley Plantation
FROM: Wally Savedra, Resident Manager
SUBJ: Resident Manager's Report

SIDEWALKS:

The sidewalks near apartments 29, 30 and the front office were lifting from its base. I had it cut one day and the very next day I had the cut piece removed and recemented.

CATV BOXES:

All CATV covers have been repainted by maintenance.

HECO BOXES:

All of the HECO boxes were repainted with paint furnished by Hawaiian Electric Company, they also repaired the HECO box in the 718 area.

DUMPSTER COVERS:

Oahu Refuse replaced the dumpsters in all areas except the 707 area.

LIGHT COVERS:

We now have bright stairways. All covers were replaced and or installed where missing.

SPEED BUMPS AND CURBING:

All speed bumps and curbings were repainted.

FAMILY POOL RESTROOM:

On July 27, 1987 the Men's Restroom had a facelift, new partitions were constructed and installed by our maintenance crew at a great reduction in cost.

BULLETIN BOARD:

The front Bulletin Board has been refinished and installed. I'm having a directory of the Plantation made to help our tenants and or our visitors find their way.

GUARD SHACK:

The Kili Dr. Guard Shack has been worked on. The windows were installed, a door was put in and it was painted. The completion date is the 19th of August.

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RESIDENT MANAGER'S REPORT

FIRE HYDRANTS:

Repainting of Fire Hydrants have begun, all hydrants located on the Ala Mahiku Drive have been painted.

MAIL PICKUP BOXES:

The mail pickup boxes have been relocated on the side of each mail box site.

GOLF CARTS:

Our maintenance man John has been busy painting all golf carts owned by Makaha Valley Plantation at a cost of \$5.00 per cart.

PLAY GROUND EQUIPMENT:

I have obtained Galvanized Play Ground Equipment from the Resident Manager, (Nadine Nomura) of Salt Lake Manor.

Respectfully Submitted,



Wally Savedra, Resident Manager