

MAKAHA VALLEY PLANTATION
REGULAR BOARD MEETING
MINUTES

DATE: August 21, 1986

PLACE: Makaha Valley Plantation Adult Pool

PRESENT: President Maybelle Yeomans, Secretary
Linda Powers, Treasurer Steve Kirk,
Director Maggie Weber, Asst. Secretary
Jim Johnson

EXCUSED: Vice President Chuck Loomis

BY INVITATION: Dick Gourley (Hawaiiana Mgt.), Resident
Manager Wally Sevedra, Assistant Esther
Lessary, Cliff Weber (163A), Tom Powers
(88A)

CALL TO ORDER:

Having a quorum present President Yeomans called the meeting to order at 4:10 P.M.

MINUTES:

There being no objection the Minutes of the Regular Meeting of July 24, 1986 were approved.

CORRESPONDENCE:

Goren (147C). It was the consensus of the Board that Secretary Powers write Mr. Goren commending him on his efforts to alleviate the problem with the junk buildings and advise him that Resident Manager Sevedra would be monitoring the project for health and safety violations. It was further the consensus of the Board that President Yeomans and Asst. Secretary Johnson check with the City Building Dept. regarding the viability of H.C.C.'s building permits.

Matlock (145A). It was the consensus of the Board that no response was necessary.

COMMITTEE REPORTS:

A. **GROUNDS** - Chairman Kirk reported that the mice population seems to be increasing around the family pool area and that he would be looking into the possibility of ground cover for the areas under the stairwells.

B. **ARCHITECTURAL** - Attached to these minutes and becoming a part hereof is the report prepared by Chairman Weber.

RESIDENT MANAGER'S REPORT:

Attached to these minutes and becoming a part hereof is the Resident Manager's report.

MANAGING AGENT'S REPORT:

Attached to these minutes and becoming a part hereof is the Managing Agent's report. In addition Mr. Gourley reported that approximately 45 owners are still not current and our delinquencies now are running about 7%.

UNFINISHED BUSINESS:

A. **KURISU & FERGUS.** Director Weber moved and Treasurer Kirk seconded approving Kurisu & Fergus's settlement offer of \$13,500, less \$2,400 already paid, provided the Association will be released from any further liability in this matter. After discussion, where it was pointed out that our attorneys strongly recommend this action, the motion passed unanimously.

B. **INSURANCE.** President Yeomans reported that, according to our insurance agent Al Cathcart, the replacement policy for SMP coverage will likely cost approximately \$75,000 with \$5,000 deductible, up from about \$50,000 with \$1,000 deductible this past year.

C. **H.C.C.** After discussion it was the consensus of the Board that Resident Manager Sevedra secure bids for the building of either a 6-foot or 8-foot fence with gate to separate the Plantation from H.C.C. and report back to the Board at the next meeting.

D. **AIR CONDITIONERS.** After reviewing Architectural Committee Chairman Weber's report on types of air conditioners available, it was the consensus of the Board that window air conditioners continue to be forbidden and that if an owner desires air conditioning, there are now units on the market which provide for a compressor unit outside and wall mounted units inside. It was the consensus of the Board that Resident Manager Sevedra examine the feasibility of securing for owners a bulk price for the installation of ceiling fans. It was further the consensus of the Board that Secretary Powers send to the owner of 82A via certified mail a letter demanding that their window air conditioner be removed.

E. **MAINTENANCE UNIFORMS.** Secretary Powers moved and Director Weber seconded approving Al Phillip's proposal for maintenance uniforms. The motion carried unanimously.

F. **DRAIN PIPE.** President Yeomans reported that she had not yet been able to discover who might own the drain pipe but that she hoped to report back at the next meeting.

G. **MAIL BOXES.** It was the consensus of the Board that the Post Office's proposal for 3 mail box areas be approved but that Secretary Powers should write them and point out that as the Association had approved 4 at the annual meeting, we would very much appreciate their building the 4th section when budgetary conditions allow for it.

NEW BUSINESS:

A. **ADJUST ESTHER'S PAY.** Secretary Powers moved and Director Weber seconded adjusting Esther Lessary's pay to \$1,200 per month retroactive to August 1, 1986. After discussion, where it was pointed out that converting Esther's pay several months ago from an hourly wage to a monthly salary had actually given her a

cut in pay instead of the intended small increase, the motion passed unanimously.

B. **SIGNS.** Treasurer Kirk moved and Secretary Powers seconded authorizing Director Weber and Resident Manager Sevedra to investigate and purchase such signs and decals as they determine are necessary for the health and safety of our residents and to aid residents and guests in finding their way around the property. The motion passed unanimously.

C. **TENNIS RACKETS.** It was the consensus of the Board that tennis rackets should not be purchased for the use of residents and guests due to the costs and the administrative problems involved.

D. **SECURITY SEMINAR.** Secretary Powers moved and Treasurer Kirk seconded authorizing the payment of \$45 for Resident Manager Sevedra to attend a Security Seminar September 13. The motion passed unanimously.

E. **PUBLISHING NOTICE.** Director Weber moved and Secretary Powers seconded authorizing the Association President to make the decisions regarding which owners should be served notice by publishing. After discussion, where Property Manager Gourley pointed out that waiting to bring each before the Board at its regular meetings causes too much of a delay, the motion passed unanimously.

NEXT MEETING:

President Yeomans will determine the date and time of the next meeting pending the wishes of Directors Loomis and Kirk.

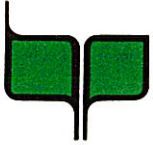
ADJOURNMENT:

Having no further business to review and hearing no objections, at 6:30 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 21, 1986

To: Board of Directors, Makaha Valley Plantation
From: Walter Savedra, Resident Manager
Subj: Resident Manager's Report

PARKING STALLS

We have started restripping and renumbering our parking stalls. 757 and the 707 areas have been completed.

BREAK IN A SEWER LINE

There was a sewage leak behind of Hale Mololokai in which we had many complaints of a bad smell entering our units. I went to investigate and found sewage leaking. I then spoke with the Resident Manager of Hale Mololokai about the problem, nothing was done. I then called the Board of Health. Mr. Aki and Mr. Hori came to investigate the situation. Mr. Yee was notified by Mr. Hori. A few days later Mr. Yee had the sewer pipe repaired.

POOL

Now that it's summer we are having problems with the children throwing rocks and toilet tissue into the skimmers at the Family Pool. We had the pool drained, due to the rocks and the tissue caused a malfunction in the filters.

ROOF REPAIRS

Total repairs to date 93 roofs and 73 lanais. Maintenance have been repairing damages caused by leaks. Units and stairways that were repaired: Units 31C, 56A, 13C, 86A, 154C, 183C, 82C, 102A, 176A, 56C, 116C. Stairways 127C, 179C, 124C 122C.

Resident Manager's Report

NEW EMPLOYEE

We would like to welcome Mr. Paul Bailey as our new addition to our maintenance crew as a tree trimmer " WELCOME ABOARD". So far a total of 35 coconut trees have been trimmed.

MAINTENANCE UNIFORMS

I have received proposals for maintenance uniforms.

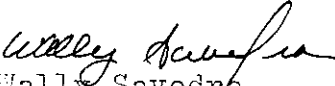
(1) Young Laundry: We deal with 3 people. Their cost per week is \$7.85 which adds up to \$31.80 per month. See attached.

(2) Al Phillips: We deal with 1 person. Their cost per week is \$7.25 which adds up to \$29.00 per month. Also we'll receive a name patch with each uniform at no cost.

CITATIONS

Parking Violations	11
Children Unattended	3
Expired Decal	2
Stairway & Lanai Clutter	14
Noise	7

Respectfully Submitted


Wally Savedra
Resident Manager