

**MAKAHA VALLEY PLANTATION
ASSOCIATION OF APARTMENT OWNERS
REGULAR MEETING OF THE BOARD OF DIRECTORS**

APPROVED MINUTES

August 22, 1995; 7pm, Wai'anac Satellite City Hall

PRESENT: President, Cecil Bindel; Vice-President, Bette Larrabee; Secretary, Alvin Silva; Treasurer, David Duke; Director, Wayne Thompson.

GUEST: Property Manager, Jim Coupland; Resident Manager, Thomas Lauro; Administrative Assistants, Emerald Souza and Peggy Hoots.

CALL TO ORDER: A quorum being present, President Bindel called to meeting to order at 7:15pm.

APPROVAL OF MINUTES: For July 25, 1995, regular and executive minutes, and also annual meeting minutes. APPROVED 5-0

CORRESPONDENCE: 1. 128C, encouragement letter to the Board on the improvements.

REPORTS: PRESIDENT: "...If we all work together we can solve these problems...but we have to do it in a loving kind way instead of this hatred in our hearts..."

VICE-PRESIDENT: Questionnaire was summarized and will be included in the next news letter and available at the office.

TREASURER: Our delinquencies are going down since the new collection policy took effect. We are getting our legal fees reimbursed because of our active collection process.

PROPERTY MANAGER: Mr. Coupland Delivered next years proposed budget for review.

RESIDENT MANAGER: Mr. Lauro summarized his report which is included as part of these minutes.

COMMITTEES: 1. House Rules. Mr. Silva read the committee procedures and personnel selected. MOTION made to accept procedures and personnel as stated. APPROVED 5-0

OLD BUSINESS: 1. Coconut tree trimming MOTION made to accept bid from Glads Landscaping and Tree Trimming for \$3500. APPROVED 5-0

MVP REGULAR MEETING OF THE BOARD OF DIRECTORS FOR AUG 22, 1995

2. Rainbow Roofing contract. We are still accepting bids.

3. Waste Management Contract. We are considering Waste Management Contract for the plantation. Additional questions that came up are as follows: 1. Will BFI accept a one year contract on their bid instead of the three year that they offered. 2. What will Waste Management do about bulky items. 3. Will either of these companies change their bids if we request to increase the size of our smaller bins. The R.M. will Pursue the answers to these questions. MOTION made to notify BFI of our intention not to renew their contract. APPROVED 5-0

4. Fines. Ms. Larrabee summarized our new fines procedures which will involve rental agents and home owners if the fines are not paid by renters, or maintenance fee collection of resident home owners with fines. MOTION made to clear those fines on our data base that cannot be verified or collectable. APPROVED 5-0

NEW BUSINESS: 1. New time clock purchase. A new time clock is needed to improve our record keeping, save labor time on pay roll, and save cost on continually repairing our old one. MOTION made to purchase a new time clock from Calculators of Hawaii for approximately \$875. APPROVED 5-0

2. Stop signs. Drivers are coming up Alamahiku Street too fast and are not being considerate of people walking on the road especially at the flag poll intersection. MOTION made to install two more stop signs at the flag pole intersection to slow vehicles down and prevent a possible accident. APPROVED 5-0

3. Accident free winner for the month of July is Pelani Pepee.

NEXT MEETING: September 25, 1995; 7pm, Wai'anae Satellite City Hall.

ADJOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL ACTIONS AND FINE APPEALS.

MINUTES APPROVED AT THE SEPTEMBER 25 MEETING.


ALVIN P SILVA

SECRETARY