

MAKAHA VALLEY PLANTATION
REGULAR BOARD OF DIRECTORS MEETING

MINUTES

Date: August 23, 1994

Place: Waianae Satellite City Hall

Present: President Wayne Thompson, Vice President Cecil Bindel, Treasurer David Duke, Director Blythe Thomas.

By Invitation: Assistant Manager Emerald Souza, Admin. Assist. Peggy Hoots, Property Manager Jim Coupland, and owners as attached attendance sheet.

Call TO ORDER: A quorum being present, President Thompson called the Meeting to order at 7:15 pm.

Approval of the June 28,1994 Minutes

It was the concensus of the Board that the Minutes of the Regular Meeting of June 28,1994 be approved.

Approval of the July 26,1994 Minutes

It was the concensus of the Board that the Minutes of July 26,1994 be approved with the Minutes of August 23,1994 at the Regular Board Meeting on September 27,1994.

Correspondence

Ms. Canoso 74-A Response letter from the Board was read to the floor.

Ms. Tomisato 169-A Response letter from the Board was read to the floor.

Report of Officers

President Thompson informed the floor that he has about 40 cuttings of the large bloom pikake plant propigated at the nursery. This was done at no cost to the association. He went on to say a fellow homeowner will be getting cuttings of the pakalana vine for propagation at the nursery.

Vice President Bindel spoke briefly on the Delinquencies owed to M.V.P., and how important Homeowners pay there Assessment. He will be working closely with Mr. Coupland and attorney John Morris. Tomorrow morning at 10;00 a.m, Mr. Morris will meet with President Thompson, V.P Bindel, Property Manager Jim Coupland, and Assistant Treasurer Bette Larrabee.

Treasurer Duke went out to thank Assist. Treasurer Ms.Larrabee, who's been working with V.P Bindel on the delinquencies. He also went on to say that our Workmans Comp. Insurance Policy

Makaha Valley Plantation

Regular Board of Directors Meeting

went up by \$11,000.00 in October. WE were not anticipating this Increase, Mr. Dukes policy is: WE DO NOT GO TO THE HOMEOWNERS FOR MONIES UNTIL WE AS AN ASSOCIATION CUT BACK AS MUCH AS WE CAN. Our last annual premium for this policy was at about \$30,000.00. Our next premium due in October 1994 is approximately about \$41,000.00.

Mr. Duke spoke briefly about starting to work on the 1995 Budget, and he would appreciate any recommendations from fellow homeowners,

President Thompson will be scheduling a special budget meeting for any input prior to the budget committee meeting.

Property Manager

Mr. Coupland informed the Board that for the first time in a while there was a negative cash flow month of about \$47,000.00. This was primarily due to the Insurance Payment of about \$75,000.00.

Mr. Coupland impressed to the floor, for those Homeowners who have not payed there special assessment, September 30, 1994 is the deadline. After this date, if payment or arrangement have not been made thru Hawaiiana Management, Delinquency Letters, Lien Procedures, will start.

Assistant Manager

Assistant Manager Emerald Souza will be working till 8:00pm or 9:00pm once a month. This will be done for residents who can't get to the office during normal working hours. The office will be concentrating on residents who are constantly entering property on a visitors pass.

SECURITY

A considerable amount of discussion about the pools was done. The Board is looking on how to word a sign to inform residents about Lap TIME or Relax Time. This sign will also have specific times where you will only be allowed in the pools to Lap Swim or Relax. The sign or a draft will have to be submitted to H.U.D for approval.

COMMITTEES

Computer: Treasurer Duke representing the computer committee spoke on three bids submitted for repairs and maintenance to our computers and laser printer.

Management: Chairperson Tom Powers informed the Board that Bonnie Harwick will be taking over as Chairperson for the committee, with the passing of Mr. Cliff Weber, (member of the committee) Mr. Powers asked for volunteers to fill the

Makaha Valley Plantation

Regular Board of Directors Meeting

position. Mr. Veral Seagraves 162-C, Mr. Charles Andrews 37-C, and Mrs. Barbara Van Blyenburg 196-A volunteered to be on the Committee.

Bonnie Harwick informed the Board that she will be working with her committee members, and there recommendations will be submitted to the Board.

Accident Free Winner: For the month of August was Mr. Wyly Ha'o of the maintenance department.

UNFINISHED BUSINESS

Damaged to Vehicles

Response letters from the Board was sent to two residents in regards to damage on there vehicles.

House Rule E-17

It was the concensus of the Board that this House Rule be deffered till the next meeting.

Computers Contract

MOTION: Treasurer Duke made the motion to accept the lowest bid from Mr. Jay Foster for a cost of \$1,041.67. He also made a note that there will be a 6 month review of the work being done to our 4 computers and 1 laser printer. Contract good for one year.

FOR: Thompson, Bindel, Duke, Thomas. UNANIMOUS.

NEW BUSINESS

Resident Committee

The Board will be looking at ways to incorporate a Resident Committee with a Neighborhood Watch Committee. President Thompson has appointed Lehua Silva 42-A Chairperson for this Committee.

Re-Evaluate Lights on Property

Vice-President Bindel informed the floor that while studying the lighting system thru-out M.V.P, he found out that our maintenance crews are replacing 22 watt flourescent bulbs with 100 watt incandescent bulbs. A considerable savings can be made by staying with the 22 watt flourescent bulbs versus switching to the 100 watt incandescent bulbs.

T.G.I.F Sept. 2 1994

Thank GOD its Friday! This is an attempt to get as many home-owners together, for a get"aquainted gathering," getting to know you're neighbor.

The Board will be having another " Pot Luck " sometime in October, President Thompson will smoke chicken and char-siu at the pot luck.

Makaha Valley Plantation
Regular Board of Directors Meeting

Noise Nuisance 115-A

President Thompson informed the floor that a resident moved out of there unit, before leaving they rigged up a noise device. They hung pots and pans from the ceiling, while a fan blew on them. They also set there radio alarm clock at a loud volume, to come on at the wee hours of the morning. There power to the unit was shut off during the night and turned on during the day.

Guest stalls 688/664 areas

President Thompson informed the floor that the Board will be looking into guest stalls for these areas. At this time there are no guest stalls in these areas.

Fill Vacant Secretary Position

President Thompson asked for any volunteers to fill the position of M.V.P Board Secretary. Barbara Van Blyenburg 196-A and Jerry Hatt 186-A volunteered. There was no nominations from the floor.

Adjourn to Executive Session

There being no objection, President Thompson adjourned the meeting to Executive Session at 9:20pm.

Call Back to Order

At 9:40pm President Thompson called the meeting back to order. President Thompson announced that Barbara Van Blyenburg was appointed to the Board till the Annual Meeting in March 1995.

Adjournment

There being no objection, President Thompson adjourned the meeting at 9:45pm.

Sincerely Yours

Wayne Thompson
President/Secretary
M.V.P AOA