

ASSOCIATION OF APARTMENT OWNERS
MAKAHA VALLEY PLANTATION

MINUTES - Board of Directors Meeting

Date: August 24, 1993

Place: Conference Room, Waianae Satellite City Hall

Present: Cecil Bindel, Tom Youngblood, Blythe Thomas, Melody Murphy, Wayne Thompson

By Invitation: Charles Houtchens, Resident Manager: Emerald Souza, Asst. Manager
Marie Calder-Clayton, Hawaiiana Management Co.:
Al Andrews, Pres. Web Service Co.: Jorge Hernandez - Computer
Betty Thomas - 181-A: M/M Ken Pearsall - 50-C:
Dorothy Smith - 034-A: David Duke - 2-B:
M/M Bob Eskola - 087C: Evelyn Bindel - 010-C:
Tom Powers - 088-A: Theresa Garner - 044-A:
M/M Cliff Weber - 163-A: Irene Houtchens - 047-A:
Patricia Patterson - 072-A: Stephen Kirk - 124-B:
Jerald M. Hatt - 186-A: Ingeborg Yoon - 069-B.

A quorum being present, President Bindel called the meeting to order at 7:04 PM.

the Minutes of the meeting of July 25, 1993 were approved unanimously as distributed.

Correspondence

- 1) Inga's Realty - for Information
- 2) Weber - 163-A - to New Business

Reports of the Officers

Reports of Treasurer Murphy and Resident Manager Houtchens, are attached.

Unfinished Business

1) **Repairs to 754 Parking Area** - Letters from Zaklin 41-C and Pearsall 50-C regarding the incomplete repairs to 754 area parking area by the wash house were read. Moved by Cecil Bindel that we repair the area by the 754 wash house at the cost of \$1350 plus tax as bid by Sealmasters. Carried unanimously.

2) **Budget Committee** - Considerable discussion took place regarding a Special Assessment which was passed in April and rescinded in June. Moved by Melody Murphy that we have a one-time Special Assessment of approximately \$300 to be set up according to owner percentage, and that this assessment be payable on October 1, 1993. Persons wishing to pay this by installments may do so for up to 12 months and by paying interest of 1-1/2 percent on the unpaid balance. Carried - For - Bindel, Murphy and Thompson. Against - Youngblood and Thomas.

3) **Pressure Regulating Valves** - Discussion took place with regard to the replacement of these valves - the possibility exists that we may have to replace area 718 this year, but at present it is operating normally. Bids will be requested if it is necessary to replace any of these valves.

4) **Computer** - An oral report on the findings of Jorge Hernandez was given. Secretary Thomas reported that the UPS voted on at the July meeting were expected to be delivered on Thursday, August 28, 1993.

New Business

1) **Accident-Free Days** - July Winner was Wylington (Wylie) Ha'o.

2) **Dryer Prices** - Mr. Al Andrews of Web Service Co. discussed the various prices. He made a proposal that Web would supply us with all new washers and a one-time payment of \$6200. for an extension of our present contract for an additional five years. We presently have two years remaining on our existing contract. The new washers will have water-savers, and will save many service calls. Property Manager Marie Calder-Clayton advised this was an exceptional deal. All prices are to remain at present levels. Moved by Tom Youngblood that we accept the proposal of Web Service Co. as outlined. Carried unanimously.

3) **Permanent Guest List** - Much discussion was held. It was decided that the existing permanent guest list would be disbanded as soon as possible, and replaced by decals. Residents would bring their permanent guests to the office and decals will be issued to the guest to expire with the guests' insurance. This will eliminate much of the backup at the front gate. This will commence when the decals can be made available. It was also decided to remove the requirement of drivers license and registration when guests enter the gate, the existing signs to be adjusted when time permits.

4) **Annual Meeting Date** - The Board decided to have the Annual Meeting at the Makaha Terrace at the Sheraton Makaha Resort and Country Club on the first available Saturday in March, with set-up to be the same as last year. Secretary Thomas will contact the Sheraton for date and confirmation.

Meeting adjourned at 9:33 PM.

Next meeting: Monthly Meeting
 Tuesday, August 24, 1993, 7:00 PM
 Conference Room, Satellite City Hall

W. Blythe Thomas, Secretary

Report of the Treasurer

July, 1993

Total Receipts		\$ 117,657.23
Operating Expenses	101,702.94	
Major Improvements	5,887.68	
Total Cash Disbursements		107,590.62
Total Association Cash & Reserves		154,896.09

Melody Murphy, Treasurer.