

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
TUESDAY, AUGUST 24, 1999
7:00 P.M., WAIANAE SATELLITE CITY HALL

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:05 p.m., by President Larrabee.

ESTABLISH A QUORUM

Members Present:	Bette Larrabee	Bobbie Castro
	David Duke	Alvin Silva
Members Absent:	Dale Fajardo	
Present by Invitation or as Guests:	Peggy Hoots, Manager (On Vacation)	
	Jim Coupland, Hawaiiana Management Co., Ltd.	
	Jeff Smith, Engineering Forensics, Hawaii (Dpt. 7:45 p.m.)	
	Rene Fenderson, Burns Int'l Security (Dpt. 7:16 p.m.)	
	Linda Courtney, Owner 48A	
	Belinda Jacobs, Owner 119C	

SECURITY REPORT

The Security Report was presented by Major Fenderson, of Burns International Security. She reported that the maintenance shack had been burglarized early Monday morning, the locks had been cut and two chainsaws, 2 air-blowers and 2 weed cutters taken. Linda Courtney, 48A, notified the Board that her screen door had the screen cut out of it. After reporting a variety of statistics, Major Fenderson requested that the gully, across from the office, be trimmed back for better visibility. Major Fenderson, departed at 7:16 p.m., after she answered some questions from the Board and Owners.

The following was taken out of sequence to permit the speaker to make his presentation and then depart.

UNFINISHED BUSINESS

- A. Renovation Project – Jeff Smith, Engineering Forensics, Hawaii (ENF), informed the Board of the overall status of the project. At the end of the month of July, the project was 6.2% complete. He distributed the first Shioi invoice along with the ENF invoice for July. A discussion was held, at which time the Board agreed that the gutters would be painted a brown, matching the building trim. The

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downspouts will be painted ivory, the same color as the main part of the buildings. The Board also approved the contractor going back to using elastomeric type paint for the stairwells, the color to be as close as possible to the trim. This is a Change Order 1. It was further agreed that Shioi will do all the work required on the lanais. Mr. Smith announced that the landscaper, currently working a project on Kauai, will return to Makaha Valley Plantation on September 13, 1999. Mr. Smith departed at 7:45 p.m.

HOMEOWNER'S FORUM

- A. Belinda Jacobs, 119C, asked several questions about the cost of the Renovation Project and saving some of the plants. Treasurer Duke answered her questions.

COMMITTEE REPORT – Deferred to the next meeting as the committee chair was not available.

APPROVE MINUTES

The minutes of the July 27, 1999, Board meeting were approved as corrected, following a motion to approve by Treasurer Duke, a second by Secretary Silva and a unanimous vote to approve. The minutes will be corrected and re-distributed.

MANAGEMENT EXECUTIVE REPORT – This report will be made as each item on the Agenda is addressed.

TREASURER'S REPORT

- A. The July 1999 Treasurer's Report, given by Treasurer Duke, was accepted, subject to audit.
- B. Delinquency Report – The Delinquency Report was distributed by the management executive prior to the meeting. All actions are deferred to Executive Session.

MANAGER'S REPORT

The manager's report was distributed prior to the meeting. A copy of this report is on file in the manager's office and Hawaiiana Management Company, Ltd.

The following additional significant items were discussed:

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- A. Security Gate to Water Meters on the BackSide of Property – The Board of Water Supply personnel have again requested that the Board provide them access to the water meters located on the adjoining property. The manager and management executive recommend a chain-link gate be put in the fence at a point closest to the meters. The Board requested a cost estimate for the gate.
- B. Security Gate Performance – Vice President Castro reported on a lack of understanding of the lap swimming rules by Security Personnel and not enforcing the rules. The Board directed the management executive to bring this to Ray Romero's attention immediately.

UNFINISHED BUSINESS, Cont.

- B. Document Amendments Status – The Board directed the management executive to have the manager telephone those owners who have not voted on the Document Amendments and try to get them to vote.
- C. Temp Hire Maintenance Work – Deferred as there was no time to address the issue.

NEW BUSINESS

- A. Letter from Unit 15B – Resident requested Board's permission to climb the trees to pick Mangos. The Board cannot grant permission to do this. Climbing trees is covered in the House Rules and the Board is not going to take on this liability.
- B. Letter from Unit 172 – Resident requested he be permitted to barbecue on his lanai. This issue is covered in the House Rules and the Board cannot take on this liability.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 8:24 p.m., to discuss Personnel and Legal issues.

The Board reconvened to the Regular Board meeting at 8:52 p.m.

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The results of the Executive Session are:

- A. The management executive is to investigate how temporary filling of permanent positions due to vacation and sickness affects the payment for these hours.
- B. The management executive was directed to find out if ALTRES is to automatically fill temporarily empty positions.

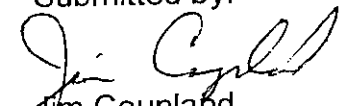
DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Tuesday, September 28, 1999, at 7:00 p.m., Waianae Satellite City Hall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:53 p.m.

Submitted by:


Jim Coupland
Recording Secretary

Approved by:


Alvin Silva
Secretary