

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
August 24, 2005
MAKAHA Valley Plantation-Kiana Cabana**

OWNER'S FORUM

At 6:45 p.m., the owners present were allowed to voice their concerns. Owner's forum was closed at 7:15 p.m.

CALL TO ORDER

The regularly, scheduled meeting of the Makaha Valley Plantation Board of Directors was called to order at 7:16 p.m. by the Chair, President Monty Glover.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Monty Glover
Bobbie Castro Frank Mead (via tel con)
Greg Sokolowski Marjorie Collier

Members Excused: Jim Sherman, Bob Cunningham

By Invitation. John Martinez, AKAL Security
Otis King, General Manager, Shirley Landford, Administrative Assistant
Sheryl Brown, CMCA®, Sr. Mgmt. Exec., Hawaiiiana Management Co.

Approve Agenda

The agenda was adopted by unanimous consent.

APPROVAL OF MINUTES

The minutes of the July 27, 2005 regular Board meeting were approved as presented.

REPORTS

- A. Tenant Communications Committee – There was no report; owner Pat Patterson stated that committee meetings will be held quarterly.
- B. Security. AKAL Security Supervisor John Martinez gave a brief verbal report, noting that one car was stolen twice off the property and recovered both times.
- C. Treasurer
 - 1. Financial Statement for June 2005 – Director Sokolowski provided a brief report. The board unanimously accepted the July 2005 financial statement subject to audit.
 - 2. Delinquent Accounts – Deferred to Executive Session.

3. General Manager's Report. – Presented and briefly discussed.

D. Committees

(a) Security – No report.

(b) Grounds - Committee Chair Mead had nothing new to report.

(c) Documents – Review of restated docs was deferred.

(d) Personnel - Deferred to Executive Session.

(e) Budget & Finance – The SME reported that the draft of the 2006 budget was in progress and requested a committee meeting to review it. Deferred.

(f) Communications – No report. President Glover stated that security computer/program will be ready for demo soon. presented a sample page from the website and stated construction was in progress.

(g) Tenant Communications – Previously addressed.

(h) Paving Committee – Project discussed during the GM report.

UNFINISHED BUSINESS

A. Structural Investigation for Water Intrusion (Smith Hawaii) – The Chair reported the investigation is ongoing. the GM, SME and himself and met with Mike Smith of Smith Hawaii to discuss progression of the project; structural assessments are in progress but there is a need for a destructive investigation of the first identified structure to better determine the extent of damages and the repairs necessary to correct the problems. The Chair requested a budget of \$50,000 for this purpose. Director Castro moved to approve \$50,000 to conduct a destructive investigation of the identified building structure having the highest priority to assess damages. The motion unanimously passed.

B. Sub-metering & Irrigation – Completed. Tabled.

NEW BUSINESS

A. Owner Correspondence – Deferred to Exec Session

B. Phone or Intercom Installation at Both Pools – Pending quote from Security Resources for intercom The GM suggested a low voltage intercom that can be operational at all times for security to listen to the pool activity and that the cost would be far less than installation of a telephone or a ring down to booth. The board unanimously agreed and instructed the GM to proceed.

C. A/C Guideline – Smith Hawaii had been asked to draft an air conditioner installation guideline. The Chair stated that upon reviewing the association documents, he learned that a/c window

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units are already allowable and proposed to establish a guideline for a/c installations for a uniform location in the lanai window for each owner apartment, enclosed by an approved a/c cover. Proper drainage of a/c condensation was also discussed. Director Castro moved to allow installation of window a/c units in the window in the living room on the stairwell side of the lanai, if installed in accordance with an approved guideline. The motion unanimously passed.

EXECUTIVE SESSION

The board entered executive session at 8:02 p.m. and reconvened into regular session at 8:15 p.m.

RATIFICATION OF ACTIONS TAKEN DURING EXECUTIVE SESSION

The board unanimously ratified the following actions:

- A. Owner Request for Reduction of Fines – The board unanimously agreed to waive all accumulated fines except for \$100.00, with a warning to the unit owner to more carefully screen prospective tenants; additionally, extend the appreciation of the board to the owner for the owner's prompt action to remove the identified resident as requested.
- B. Agent Appeals – The board unanimously agreed to accept appeals for citations or fines resulting from house rule violations from association owners of record only, unless the owner provides a legal document, such as a power of attorney, for the person representing the owner. The board instructed the SME to return any appeal received not submitted by an association owner.
- C. Owner Request to Shorten Light Pole – The board unanimously agreed that a shield should be installed over the light fixture to diffuse lighting output, a more cost effective measure to abate the nuisance of light shining into the unit owner's window at night.

NEXT MEETING

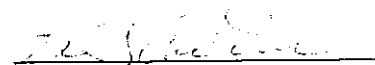
The next regularly scheduled Board of Directors meeting will be held on Wednesday, August 24, 2005, 6:30 p.m. at the Kiana Cabana on site.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 9:20 p.m.

Submitted by:

Hawaiiana Management Company,
Agent for Makaha Valley Plantation
Sheryl Brown, CMCA®, Senior Management Executive,
Recording Secretary


(for) Marjorie Collier
Secretary, Board of Directors
AOAO Makaha Valley Plantation