

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
Thursday, August 25, 2004
MAKAHA Valley Plantation-Kiana Cabana

CALL TO ORDER

The regularly, scheduled meeting of the Makaha Valley Plantation Board of Directors was called to order at 7:10 PM by President Glover. The Board meeting was recessed at 8:35 and the regular meeting was reconvened 8:40.

ESTABLISH A QUORUM

A quorum was established.

Members Present: President Glover, Secretary Collier, Treasurer Sokolowski and Director Mead (via telecomm).

Excused: Vice president Castro, and Director Cunningham & Sherman

By Invitation. John Gonsalves, AKAL Security, Otis King GM, Shirley Landford OM, Robert Ward OpM and Rich Wolter, Hawaiiana Management Co.

HOMEOWNER'S FORUM – Homeowner's Forum was held prior to the regular meeting.

Approve Agenda

A. Secretary Collier moved to approve the agenda with additions. The motion was approved by unanimous consent.

Reading of the MINUTES

A. Minutes of the July 28, 2004, regular Board meeting. Treasurer Sokolowski moved to approve the minutes of the regular meeting of July 28, 2004. The motion was approved by unanimous consent.

REPORTS

A. Security. provided an oral and rewritten report.

B. Treasurer

1. Financial Statements for July 2004 Treasurer Sokolowski moved to accept the July 2004 financial statements, subject to audit. The motion was approved by unanimous consent.

2. Delinquency. Tabled for the Executive session

C. Management. GM provided an oral and written (on file at the Association office) report.

D. Committees

1. Security. Robert Cunningham provided an oral report.

2. Building. GM Otis King. See management above.

3. Grounds. Steve Deleconio. provided an oral & written report.

4. Rules. Margery Collier provided an oral report.

5. Personnel. Treasurer Sokolowski provided an oral report (see new business)

6. Budget & Finance. Treasurer Sokolowski provided an oral report. (See Financial Statements).

7. Communications. Monty Glover provided an oral report and website progress

8. Community Advisor. Margery Collier provided an oral on the first community advisory potluck event on August 14, 2004.

UNFINISHED BUSINESS

A. Replace adjoining fence at the 665, area. Deferred

NEW BUSINESS

A. Split Air conditioning Resolution. Deferred

B. Add Grounds personnel. Treasurer Sokolowski moved and Secretary Collier seconded the motion to increase personnel manpower with another grounds position. The motion was approved by unanimous consent.

C. Purchase a split air conditioning system for the Administration building. Secretary Collier move to approve the purchase of a split air conditioning system for the administration building at a cost not to exceed \$4000 or to accept a system from an air conditioning contractor as a demonstrator for possible installation in units. The motion was approved by unanimous consent.

D. During the Executive Session, the Board denied two appeals for violations and one request for reimbursement for alleged damages to a unit and approved delinquent assessment collection efforts.

EXECUTIVE SESSION

President Glover moved to adjourn the regular meeting for an executive session to discuss personnel and legal issues. Hearing no objection, President Glover adjourned the meeting at 8:40 PM for an Executive session. The regular meeting was reconvened at 9:26 PM

NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be September 22, 2004, at the Kiana Cabana on site. The next annual meeting is scheduled for February 26, 2005.

ADJOURNMENT

Noting no other business on the agenda, Treasurer Sokolowski moved to adjourn the regular meeting. The motion was approved by unanimous consent and President Glover adjourned the meeting at 9:27 PM

Submitted by:
Makaha Valley Plantation

M. Collier
Secretary

Hawaiiana Management Company
Agent for Makaha Valley Plantation
R. C. Wolter
Association Manager
Recorder

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Owners' Forum

1. 136A requested no blowers to clean parking lots; report trash on stairwells
2. 159A employees not enforcing HR violations; objected to sending entire draft HR for review.
3. 001B observed criminal stripping of vehicles off property and threatened by the criminals
4. 192C security issues
5. 002C recommended the addition of bougan ville plants to the fence line; reported organization of a 501C non-profit entity