

**MAKAHA VALLEY PLANTATION  
ASSOCIATION OF APARTMENT OWNERS  
REGULAR MEETING OF THE BOARD OF DIRECTORS**

**APPROVED MINUTES**

August 27, 1996; 7pm, Wai'anae Community Center (Satellite City Hall)

**PRESENT:** Vice-President, Bette Larrabee; Secretary, Alvin Silva; Treasurer, David Duke.

**ABSENT:** President, Cecil Bindel; on vacation; Director, Wayne Thompson.

**GUEST:** Property Manager, Jim Coupland; Resident Manager, Harlow Todaro; Administrative Manager, Peggy Hoots.

**CALL TO ORDER:** A quorum being present, Mrs. Larrabee called the meeting to order at 7:07 p.m.

**APPROVAL OF MINUTES:** For July 23, 1996, is not ready due to a computer malfunction.

**CORRESPONDENCE:** 1. To and from Honolulu Public Transit Authority. As per Board request, Mr. Silva sent a letter to the Honolulu Public Transit Authority. This letter requested better service and a more frequent buss schedule into the valley. Their response was that the current service was adequate. If we could provide information as to how many more people would ride The Bus (if the schedule was increased) they would reconsider.

2. To and from Glads Landscaping. Mr. Silva sent a letter to Glads making an offer to settle our tree and coconut trimming. Their attorney sent a demand letter to us. We will also have our attorney send a demand letter because they over billed us and did some damage to our property.

**REPORTS: VICE-PRESIDENT:** Makaha Valley Road improvement. Makaha Valley Landowners had another meeting to decide the next step in getting the city to maintain the upper valley roads. It was decided to send a petition to the mayor. Together, all landowners collected over 950 signatures within a one week period.

**TREASURER:** Budget report. The Association made its' insurance down payment of \$121,000 and the balance to be paid monthly until the end of the year. After this down payment we still have \$450,000 in our reserves. We are on a steady pace to build our reserves as required by law. We have been able to make some major repairs using our operating fund instead of our reserves. This makes the reserves look even better.

By-Laws update. Our attorney has drafted the changes to our By-Laws and we should be finalizing them shortly. When approved by the Board, they will be sent out to all homeowners.

**PROPERTY MANAGER:** Current checking is approximately \$63,000 +. \$55,000 in reserves was rolled over in to a 6% CD for six months.

**RESIDENT MANAGER:** Report is enclosed.

**OLD BUSINESS:** 1. Traffic Control Measures, (speed bumps & parking lot paving) delayed until work is scheduled

2. Directors and Rental Agents Meeting was held on August 24, 1996. Unfortunately only three agents showed up to discuss the plantation operation and renters. The meeting was still worth while and allot of suggestions were made.

**MVP BOD APPROVED REGULAR MEETING MINUTES OF AUGUST 27, 1996**

4. Tree & Coconut trimming with Glad's Landscaping. See above.
5. Golf Cart / Radio evaluation. Still be worked on.
6. Custodial and Maintenance contract bids. Not finalized as yet.
7. Structural Engineer inspection. Waiting for UH to start classes.
8. Security equipment (cameras, etc.) bids. More bids are needed.
9. Architectural Drawings to be purchased. No further information as yet.

**NEW BUSINESS:** 1. Additional coconut tree trimming. Coconut trees need to be trimmed again since Glads Landscaping did not do a very good job the last time they trimmed. Buddha's Tree trimming will be taking over.

MOTION MADE BY MR. DUKE TO AUTHORIZE THE TRIMMING OF AN ADDITIONAL 40 COCONUT TREES AT \$35 PER TREE. MRS. LARRABEE SECOND THE MOTION. APPROVED 3-0

2. Toilet incentive changes. No one has taken advantage of the Toilet upgrade incentive to encourage water saving

MOTION MADE BY MR. SILVA TO INCREASE THE INCENTIVE FROM \$25 TO \$50 AND THE MAXIMUM FROM \$1,000 TO \$2,000. MR. DUKE SECOND THE MOTION. APPROVED 3-0

3. Pool Attendant position extension. The five part time pool attendants are working out very well and the RM would like to continue the positions.

MOTION MADE BY MRS. LARRABEE TO EXTEND THE FIVE PART-TIME POOL ATTENDANT POSITIONS UNTIL DECEMBER 31ST. MR. DUKE SECONDED THE MOTION. APPROVED 3-0

4. Accident free winner for July is Harlow Todaro.

**DISCUSSION:** A number of apartment break-ins have taken place during daylight hours and shift changes recently. Residents will be warned and to be on the look-out.

The back gate lock has been damaged again so it will be kept pad-locked until security measures are increased.

**NEXT MEETING:** September 24, 1996; 7pm, Wai'anāe Community Center (Satellite City Hall)

**ADJOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL MATTERS AND FINE APPEALS**

**MINUTES APPROVED ON SEPTEMBER 24, 1996**



ALVIN P. SILVA, SECRETARY