

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
MONDAY, AUGUST 27, 2001
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 7:00 p.m., by Director Bobbie Castro.

ESTABLISH A QUORUM

A quorum was established.

Members Present:

Bette Larrabee
Greg Sokolowski
David Duke
Bobbie Castro
Alvin Silva (Arr. 7:08 p.m.)

Present by Invitation or as Guests:

Peggy Hoots, Manager
Jim Coupland, Hawaiiana Management Co., Ltd.
Dave McKee, Wackenhut (Dptd. 8:45 p.m.)
Christine Kamali-Hill, Wackenhut (Dptd. 8:35 p.m.)

COMMITTEE REPORTS

There were no reports for this meeting.

APPROVE MINUTES

The minutes of the July 23, 2001 Board meeting were approved as changed, following a motion to approve by President Larrabee, a second by Vice President Sokolowski, and a unanimous vote to approve.

TREASURERS' REPORT

- A. Treasurer Duke reported the maintenance fee income for July 2001 was 96.5%, however for the year to date, it is 100.3%. The Cash and Reserves at the end of July stood at \$1,435,000.00. The July 2001 Financial Report was approved, subject to audit.
- B. Delinquency Report – The Delinquency Report was distributed prior to the meeting by the Management Executive. Deferred to Executive Session.

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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 Co., Ltd.

The Manager reported the following additional significant item:

- A. Chicken & Dogs - There are runaways on the property. She asked that residents please don't feed the animals. The Manager was directed to put this on the Electric Bulletin Board. If anyone sees someone feeding the animals, they are to call security.

UNFINISHED BUSINESS

- A. Engineering Forensics, Hawaii - Information
1. Review Drawings for Heat Pump (HP) Installation - The drawings are completed and are here for the Board's review. Deferred until later in the meeting.
 2. Wash House 755, HP #3 - Ching/Western Pacific Proposals - Following a review of both proposals, Treasurer Duke moved to accept the Ching Construction proposal at \$13,893.22. Vice President Sokolowski seconded the motion. The motion passed unanimously.
- B. Fred Lau Hawaiiana Landscaping Progress - President Larrabee moved to ratify the previous decision to approve the Fred Lau proposal to install five (5) additional sprinklers behind Building 105, for \$581.25. Secretary Silva seconded the motion, which then passed unanimously.
- C. Property Drainage - Responsibility Search - Since the letter from the Attorney did not arrive, this item is deferred to the next meeting.
- D. Current Watering System - ABM Proposal - The Board agreed that they require a better proposal. ABM needs to be more specific, giving the number of hours needed, what expertise they have, how long (days) they would work each week and how many hours they would work per day. This is required no later than one week prior to the next meeting.
- E. Coconut Trees - Two proposals were received. Treasurer Duke moved to accept the Emerald Maintenance proposal to trim the trees at \$15.00 per tree. Since the contract is poorly written, they need to know there will be no

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payment until all debris is removed and the Manager gives her approval. Vice President Sokolowski seconded the motion. The motion passed unanimously.

- F. Tree Trimming Proposal - Treasurer Duke moved to approve the All Paradise proposal to trim four (4) large trees and remove and stump grind one (1) mango tree, all for \$2,912.00. Secretary Silva seconded the motion. The motion passed unanimously.

NEW BUSINESS

- A. Offer on Unit 71B - This unit is put on the market for sale. It is currently listed with Foster Realty. Owners wishing to submit a bid should send them to Elsie Foster.
- B. Unit 135A Evaluation - The Board directed the Management Executive to find out why Engineering Forensics, Hawaii did not catch this situation during their inspections. The Board wants to see the results of the inspection and considers this a priority.
- C. Swimming Pool - Treasurer Duke moved that the Ala Mahiku Pool be used for lap swimming only, when open. The Kiana Pool will have open swimming with the last hour for lap swimming. On Holidays, neither pool can be rented out for parties. Vice President Sokolowski seconded the motion, which then passed unanimously.
- D. Security Committee - Treasurer Duke moved to establish a Security Committee. It should be in being for three months so it can review all security issues except the current security contract. Treasurer Duke will be the Committee Chair. The Committee will report to the Board monthly. Vice President Sokolowski seconded the motion. The motion passed unanimously. The Board directed this Committee formation placed on the Electronic Bulletin Board so residents can get an opportunity to serve.

HOMEOWNER'S FORUM

- A. Bobbie Castro, 24C - She asked Dave McKee about using a card security system. He said several of the places they work, use these cards. She stated there is a need to investigate this system costs.
- B. Tena James, 156A - She asked whether visitors were checked each and every time they came; they should be. People are dropping off/picking children and blocking the entrance to the property. She was informed Security was working the checking through of people.

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- C. Yvonne Ortiz, 73B - She stated Security doesn't always identify themselves when they are called. She is upset with tenants in 74C and thinks they should be gone.
- D. Tena James, 156A - She passed out a letter she wrote covering how many Board members serve on the Board. She was told the Board will look into it.
- E. Robert Dube, 180A - He requested a motion sensor security light be installed at his unit. The light in front of his unit is twisted.
- F. Pat Patterson, 72A - She submitted a letter to the Board.
- G. Steve Delaconia 192C - He would like to have a Neighborhood Watch formed - Tenants are not getting the message.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 8:35 p.m., following a short recess to discuss legal issues.

The Board approved the followings:

1. Writing off nine (9) old prior owner accounts.
2. Filing two (2) Deficiency Judgements.
3. Moving ten (10) delinquent accounts to the Deficiency Judgement file.
4. Disagreed with negotiating a settlement with a current owner.

The Board reconvened to the Regular Board meeting at 8:50 p.m.

UNFINISHED BUSINESS

- A. Review Drawings for Heat Pump Installation - The Board reviewed all the drawings provided by Engineering Forensics, Hawaii.
- G. Brownlie & Lee Proposal - Treasurer Duke moved to accept the Brownlie & Lee proposal for \$48,000.00 to draw up the remaining areas for irrigation, vegetation and a sub-metering layout. Director Castro seconded the motion. The motion passed unanimously.

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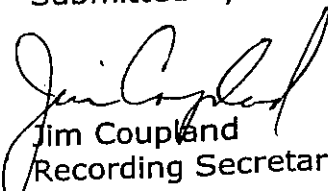
DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Monday, September 24, 2001 at 7:00 p.m., Waianae Satellite City Hall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:05 p.m.

Submitted by:


Jim Coupland
Recording Secretary

Approved:

