

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
TUESDAY, AUGUST 27, 2002  
7:00 P.M., MAKAHA RESORT & GOLF CLUB, POKAI ROOM

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 Sokolowski.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Greg Sokolowski  
Alvin Silva  
Hugh Conroy  
Al Deleconio (Conference Call)  
Bobbie Castro

Present by Invitation or as Guests: Herb Peters, Interim Manager  
Jim Coupland, Hawaiiana Management Co., Ltd.  
Jeff Smith, Engineering Forensics, Hawaii (Arr. 7:11 p.m./Dptd 8:05 p.m.)  
Capt. Christine Hill, Wackenhut Corp. (Dptd 8:34 p.m.)

APPROVE MINUTES

There being no corrections or changes, the minutes of the July 23, 2002 Board meeting were approved as amended following a motion to approve by Director Castro, a second by Secretary Conroy and a unanimous vote to approve.

The minutes of the July 2, 2002 Board meeting were amended. The amended minutes were approved following a motion to by Director Castro, a second by Treasurer Deleconio, and a unanimous vote to approve. The minutes will be corrected and re-distributed.

The Board approved sending the July 2<sup>nd</sup> and July 23<sup>rd</sup> minutes to all owners via e-mail, mail or hand delivery. A small cover letter is to be included to improve communications.

UNFINISHED BUSINESS

A. Engineering Forensics, Hawaii

1. Units 88C thru 135A Structural Evaluations (12 Units) - Results - There is no bad soil or activity going on. When the drainage pipe under 135A was installed, a hole 10' wide was dug to install the pipe. The hole came within a foot or two of the building supports. There has been no change in the cracks in the walls of 135 A/B. Engineering Forensics, Hawaii will watch the cracks for the next eight (8) months. A written report on this subject was presented. This project is at an end, accept for the monitoring.
3. Parking Area/Driveway Renovation Project - Progress - One day of field work has been done. The final phase of field work will be done next week. The renovation package will be ready for next months meeting.
4. Water Storage Tank Isolation Valves - A written report was provided. A motion was made by Vice President Silva to make a change order to the Heat Pump Installation package to pressure test all water storage tanks and to install ball valve isolation valves on each tank. Director Castro seconded the motion. The motion passed unanimously.
2. Heat Pump Installation - Selection of Contractor - Engineering Forensics, Hawaii provided a written report on the contractors. Several companies were very close in their bids. Western Pacific's bid was considered non-responsive. Director Castro moved to have Engineering Forensics, Hawaii get a final total price from the contractors and their shortest time to complete the project. Vice President Silva seconded the motion, which then passed unanimously. Jeff Smith departed at 8:05 p.m.

SECURITY REPORT

Capt. Hill presented her report providing various statistics. The visitor's count for July was 2,933, an average of 94 per day. She stated that Wackenhut was trying to address all people's complaints.

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COMMITTEE REPORTS

- A. Security - Martha Ramsey, 29A, proposed to solicit proposals to review the security environment of the Plantation. This would include an evaluation of a key system for the main entrance and to the pool. The committee sent out a security survey.

Secretary Conroy and Treasurer Deleconio obtained the cost of a fully integrated system from Keener Technologies together with leasing costs. The leasing would be approximately \$9.31 per hour or \$233.00 per day.

- B. Grounds
1. Landscaping Standards - The committee presented a written report covering all the standards they developed. Secretary Conroy moved that the Board take these standards under consideration and be prepared to vote on them at the next Board meeting. Director Castro seconded the motion. The motion passed unanimously.
- C. Special Projects Committee - Secretary Conroy moved to establish the Special Projects Committee. Treasurer Deleconio seconded the motion. The vote was three for the motion with Vice President Silva and Director Castro abstaining.

BREAK

The Board took a short break from 8:43 p.m. to 8:55 p.m.

Secretary Conroy moved to form a Web Site Group from the Special Projects Committee for the purposes of developing a Web Site. Treasurer Deleconio seconded the motion. The vote for the motion was three for motion with Vice President Silva abstaining.

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INTERIM 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 Hawaiiiana Management Co., Ltd.

TREASURER'S REPORT

The Treasurer's Report was presented by Treasurer Deleconio. He thanked Interim Manager, Herb Peters for stopping thefts by a former Makaha Valley Plantation employee. ABM Carpenters were overpaid July 15 - July 31<sup>st</sup>. Maintenance Fees for July were 101%. Reserves beginning July were at \$1,661,632.15. At the end of July they stood at \$1,722,693.38. The July 2002 Financials was accepted, subject to audit.

UNFINISHED BUSINESS - CONT.

- B. Diversified Exterminators - Proposal for Increased Pest Control Treatment - \$1,200.00 + Tax Per Month - Director Castro moved to accept the Diversified Exterminators proposal. Treasurer Deleconio seconded the motion. The motion passed unanimously.
- C. Irrigation Plan for All Areas - Deferred.
- D. Landscaping & Irrigation Plan for 718/688 Areas - Deferred.
- E. Blocked 72" Drainage Pipe - Agreement with Quality Homes of Oahu - Brett Hitzman, one of two owners of Quality Homes of Oahu, asked the Board, through President Sokolowski and Jim Coupland, if Makaha Valley Plantation would permit his tenants to use the back gate and Ala Mahiku Drive up to the first cul-de-sac, so his tenants could enter his property while his company was constructing his single family homes. He agreed to permit Makaha Valley Plantation to clean out the 72" drain on both sides of the fence and dump the dirt anywhere on his property. He would not agree to pay for the clean-up on his side of the property. The Management Executive was directed to have the Association Attorney check Case Laws on who is responsible for cleaning up this type of situation.
- F. Electrical Evaluation of Maintenance Shack and Wash House 707 - CBS Electric has not performed that evaluation as yet. Follow-up is required again.

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- G. Ala Mahiku Pool 6" Tile Replacement - Status - The tile is still on order, but due soon.
- H. Written Consent for By-Law Amendment - Status - A little over 43% of the owners have voted for the amendment. Due to a recently passed State Law, there is now an entire year in which to obtain the necessary 65% approval rate instead of the original 120 days, which has expired. Director Castro moved to send out another mailing to those who have yet to vote. Treasurer Deleconio seconded the motion. The motion passed unanimously.
- I. Resident Manager Selection - The Management Executive was directed to set up interviews at the Makaha Resort Golf Club on September 7, 2002, beginning at 9:00 a.m. The room used for this meeting would be fine.

NEW BUSINESS

- A. CPA Proposal - Vice President Silva moved to accept Terry Wong's proposal to perform the 2002 Annual Audit, Surprise Cash Count and Taxes preparation for \$1,200.00, plus tax. Secretary Conroy seconded the motion. The motion passed unanimously.

HOMEOWNER'S FORUM

SEE THE MAKAHA VALLEY PLANTATION HOMEOWNER'S FORUM HI-LITES, PRINTED SEPARATELY.

EXECUTIVE SESSION

There was no Executive Session due to the length of the Regular Board meeting and the late hour.

DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of Board of Directors will be held on Tuesday, September 24, 2002, at 7:00 p.m., Makaha Resort Golf Club, Pokai Room.

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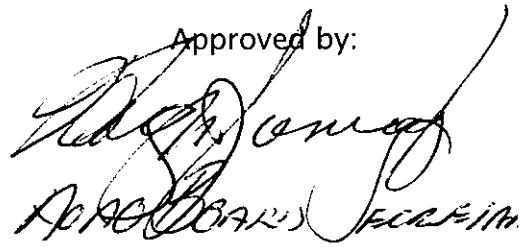
ADJOURNMENT

There being no further business, the meeting as adjourned at 11:22 p.m.

Submitted by:

  
Jim Coupland  
Recording Secretary

Approved by:

  
ROBERT J. ...