

ASSOCIATION OF APARTMENT OWNERS
MAKAHA VALLEY PLANTATION

MINUTES - Board of Directors Meeting

Date: August 28, 1990.

Place: Makua Room, Sheraton Makaha Resort

Present: Charles Houtchens, Blythe Thomas, Loretta McDaniel, Sandy Grant

Excused Tom Youngblood

By Invitation: Marie Calder-Clayton, Management Executive, Hawaiiana Management Co.; Ron Wallwork, Resident Manager; Emerald Souza, Assistant Manager; Michelle Fernandez, Security Captain; Betty Thomas-181A; Denise A. K. Dung-14B; Bonnie Sorensen-2B; M/M Bob Eskola-87C; Tom Davis-13C; M/M Horst Fietz-25C; M/M Cliff Weber-163A; Donald Tamme-79C; M/M Frank Sherry-76C; Tom Powers-88A.

A quorum being present, President Houtchens called the meeting to order at 7:02 PM. Mr. Youngblood was absent due to being on the Mainland on business.

The Minutes of the meeting of July 24 were approved unanimously as distributed.

Correspondence

- 1) Calder-Clayton - Leasehold Bumper Stickers - moved to New Business
- 2) Ozaki - 108B - re noise - Captain Fernandez to handle
- 3) Davis - 13C - re air conditioner - moved to New Business

Additional letter which arrived after Agenda published -

- 4) Rep. Hayes - State Legislature - re Leasehold Petitions - Moved to New Business.

Reports

Reports of President Houtchens, Secretary Thomas, Treasurer McDaniel, Property Manager Calder-Clayton, Resident Manager Wallwork and Security Captain Fernandez are attached.

Committee Reports

None.

Unfinished Business

- 1) Vacuum Cleaner - Moved by Sandy Grant that we purchase one coin-operated vacuum cleaner to be installed at the car wash area. After discussion the motion was amended to read that one coin-operated vacuum cleaner with a rate of 50 cents for five minutes be purchased and installed at the car wash area. Carried unanimously.

2) Makaha Services - The new proposal for contract landscaping services at a cost of \$7438.00 plus tax per month was discussed. When we asked for proposals, Akahi was lowest, with the other two being around \$9000 plus tax per month. With the above contract, Akahi will move a golf cart and trailer into the Plantation to assist their men with their work. Moved by Charles Houtchens that we approve the contract with Akahi Services as written. Carried unanimously.

New Business

1) Accident-Free Days - The winner of Accident-Free Days for July 1990 was Bowman Kahala.

2) Budget Committee - President Houtchens asked Mr. Weber (163A) if he would Chair this committee again this year. He accepted. Ms. Sorensen (2B) and Mrs. Eskola (87C) also agreed to be on the committee. It was decided that Mrs. Calder-Clayton would try to have a Budget Proposal in the mail to the committee members by October 10th. These could be studied by the Board and Committee Members and if a meeting is necessary can be held later.

3) Leasehold Problems - The possible purchase of bumper stickers to aid the Leaseholders in their present plight was discussed, along with the posting of petitions as requested by Representative Hayes. It was agreed that we would post the petitions as requested. Moved by Blythe Thomas that we purchase 500 bumper stickers reading "I support Condo Lessees - and I Vote - Lease Rent Cap and Conversion Now! , at a cost of \$150.80. Carried - Ms Grant, Mr. Thomas and Mr. Houtchens voted in favor and Ms. McDaniel abstained.

4) Davis - 13C - Mr. Davis had requested permission to install a window air conditioner in his unit. As our by-laws prohibit the installation of anything which protrudes out the window, we could not honor this request. However, it was suggested to Mr. Davis that it is possible to use this type of air conditioner by building a frame inside the window. This does not require permission from the Board.

There being no objections from the Board, President Houtchens asked to cancel the September 1990 Meeting.

The next meeting of the Board is scheduled for the Makua Room at the Sheraton Makaha Resort & Country Club at 7:00 PM on Tuesday, October 23, 1990.

The Board went into Executive Session at 8:32 PM, to discuss personnel matters.

The Meeting resumed at 8:40 PM.

The Meeting adjourned at 8:43 PM.

Report of the President
August 1990

Hopefully many of you have seen new plants being planted in different areas. We had about 600 crotons in the nursery and approximately 200 have been planted, some along buildings and some along both sides of sidewalks. Akahi Services is supplying us with an English-speaking foreman two days a week. Two different jobs are handled on these days. Thursday is planting day, and on most occasions I accompany him in an attempt to determine the areas where plants are needed most. Cuttings are propagated on the other day. This will be an on-going situation. I am very pleased with the way that Akahi Services is handling the Plantations' beautification project.

In June of this year, Akahi Services had sent us an updated contract raising our annual charge by about \$1200. At that time we solicited two other estimates, both of whom were considerably higher than Akahi even with the new increase. At that time, the Board decided to hold Akahi off a couple of months to see how things would go. I feel that it is now time to go ahead and sign their new contract. Also, by doing this, Akahi will supply a golf cart with trailer and assign this to their employees to assist with their work on the Plantation.

I feel that this Board has attacked the noise problem with great success, but we are still having noise problems, and probably with a place this large, we always will have these problems to some extent. Letters from both homeowners and tenants go a long way in assisting us with these situations. We have also had fantastic cooperation from the rental agents in clearing up a lot of noise problems. So if the residents will continue to write letters about their concerns, the Board will do its best to act as quickly as possible.

Charles Houtchens, President.

SECRETARY'S REPORT - AUGUST 1990

Over the past few weeks I have been asked for the legality of certain situations. In order to be certain, I contacted our attorney and here are her opinions:

INCOME REQUIREMENT

Condominium associations are permitted to set an income requirement provided that it so states in their declaration or by-laws. House Rules cannot set this requirement.

COPIES OF LEASES FOR TENANTS AND ESCROW PAPERS FOR OWNERS

Tenants are required to have some sort of lease and the tenant is required to show this upon registering. Copies of Escrow Papers are not required, but some sort of legal document, showing that the person entering is actually the new owner, is required.

SIGN-IN AT THE QUIET/SUN 'N FUN POOLS

Under Chapter 514-A, this is within the rights of the Board in regulation of the common elements.

W. Blythe Thomas, Secretary

TREASURER'S REPORT - AUGUST 1990

Total Receipts for July 1990.....\$ 108,895.74

Operating Expenses June 1990..... 131,812.84

Major Improvements June 1990..... 4,804.00

Total Operating Expenses for June 1990..... 136,616.84

Total Operating Surplus/(Deficit)..... (22,917.10)

Total Association Cash & Reserves..... 199,528.26

Loretta McDaniel, Treasurer.

Management Executive Report

I have good news !! After a lot of effort on the part of our Insurance Agent, Tom Horner, we have finally managed to get Makaha Valley Plantation off the assigned-risk program for our workers compensation insurance. What this means is that in the long-term if we have a good clean year - that is without any severe injuries or large claims - we will be eligible for the Dividend Program in the June 1991 to June 1992 period. This will greatly reduce the cost of our insurance. Number one, our rate is going to go down, and it will continue to go down long-run. The cleaner we are, the more it goes down. It does take about seven years to get all the major claims off. That is why it was a real fete to get us off assigned-risk. If we have a relatively clean year, then they will judge us in the 1991-92 policy year, and the record of our claims will determine how our dividend will be figured. At the end of the policy year, they rebate money to us by means of the dividend, which greatly reduces the cost of insurance. Based on our performance for the past year, we should do very well. Only large associations, such as Makaha Valley Plantation, are eligible for this type of dividend.

Marie Calder-Clayton, Management Executive.

Report of the Resident Manager
August 1990

A - Buildings

- 1) MVP Maintenance is presently checking out and changing any loose or rotting stair treads. Some of the steps have become quite slippery and dangerous.
- 2) Our Maintenance Staff has done a great job of finding and repairing the majority of our roof leaks. All are completed now except four that have had us baffled. I called a professional roofer (E. M. S. Roof Waterproofing Systems) for some help. They have indicated where they believe these leaks are, and using their advice, we have made repairs. We are now waiting for the next big rain to see if our roof problems are over, at least for awhile.
- 3) The interior drywall work was progressing far too slowly, so I've put another drywall contractor to work. If you have not been contacted yet, you should be shortly.
- 4) It's difficult to believe, but the two boys we hired for the summer will be leaving in another week to return to school. They really accomplished quite a bit. The major erosion problems under the buildings have been taken care of. Also, many of the stairwells have been painted. We still have a number to go, but painting stairwells at M. V. P. is a never-ending job (like painting the Golden Gate Bridge).

B - Grounds

- 1) The lights on the MVP sign at the Front Entrance have been installed, and look pretty darn good. They make it a lot easier to find home after dark.
- 2) The propagation area down below the Maintenance Shack is filling up rapidly and soon we will have many plants to fill in some of the bare places in our landscaping.

C - Equipment

- 1) The jacuzzi at the Quiet pool is being redone for a third time (at no cost to us). This time they are using a new process and assure me it will last much longer than the old methods.
- 2) I'm having several pool companies give us bids on the jacuzzi and the wading pool at the Sun 'N Fun Play Area. Both of these are looking pretty shabby and will require replastering in the near future.

Ron Wallwork,
Resident Manager.

SECURITY REPORT - August 1990

CITATIONS

29 Lanai Violations - 18 Complied

6 Noise Violations - Residents complied on 1st warning or citation

32 Parking Violations

2 Unattended Children - citations issued

1 Resident dumped mattress and box spring in Dumpster Area 755 (Makai End). Two citations issued - 2nd citation included a \$25.00 fine.

7 Dirty Stairway Violations - Verbal warnings and residents complied.

1 Air conditioner in window - citation issued.

SECURITY INCIDENTS

07-26 Auto break-in. Stereo was removed from dashboard but culprit didn't have the chance to remove it from the vehicle. HPD notified. (123-B)

07-31 Stolen dirt bike - HPD notified. On 08-20 resident of 162-A found 2 dirt bike parts under bridge near golf course, Decal #752 still attached - registered to 8-C

08-05 HPD reported a domestic at 8-A. HPD and Security responded. Resident claims a sudden outburst occurred, but the situation is under control.

08-05 EMS on property. Resident of 150-B experiencing a possible stroke.

08-20 Noise disturbance/Property damage Sun 'N Fun Pool soda machine. 73-B. Citation issued.

08-20 Resident of 35-B threatened resident of 9-A at Sun 'N Fun Pool.

FINES PAID

\$25.00 Violation of Page 7 Para 14 and Page 3 Para 7.

\$75.00 Child left unattended and child damaged plants.

M. Fernandez, Security Captain

C. Gapol, Security Lieutenant