

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
WEDNESDAY, September 10, 2003
MAKAHA RESORT & GOLF CLUB and Makaha Valley Plantation office

CALL TO ORDER

Regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:42 PM by President pro tem Vice president Glover.

ESTABLISH A QUORUM A quorum was established.

Members Present: Vice president/ Secretary Monty Glover, Treasurer Greg Sokolowski, and Directors Hugh Conroy and Al Deleconio

Excused. President Michael Babineck

By Invitation. Jon Tavares & Ed Lynn of Star Protection, Otis King GM, Oram Strauser SM, Shirley Landford, OM, Rich Wolter, Hawaiiiana Management Co.

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

Approve Revised Agenda

Director Conroy moved to approve the revised agenda. The motion was approved by unanimous consent.

Reading of the MINUTES

A. Minutes of the August 13, 2003, regular Board meeting. Director Conroy moved to approve the minutes of the August 13, 2003, Board meeting, as corrected on the original draft. The motion was approved by unanimous consent..

REPORTS

A. Security. GM King provided an oral report for the security representative. Vice president Glover recognized Jon Tavares and Ed Lynn of Star Protection who offered a proposal to enhance the Security staff with Security Director to manage and train the Security personnel assigned to Makaha Valley Plantation.

B. Treasurer

1. Financial Statements for August 2003. Treasurer Sokolowski reported on the August 2003, Financial statements and moved to accept the Financial statements, subject to audit. The motion was approved by unanimous consent.

2. Delinquency. Tabled for the Executive session

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

D. Association Manager.

1. Asphalt parking & entries renovation. Deferred

E. Committee

1. Security-sub chair Monty Glover. Provided an oral report.

2. Building/Grounds-Steve Deleconio. Provided an oral report

3. Compliance/House Rules- Hugh Conroy. Provided an oral report .

4. Personnel. Greg Sokolowski. Provided an oral report

5. Budget & Finance. Greg Sokolowski. Provided an oral report. (See Financial Statements above.)

6. Awning Alteration-"A" Units. No report.

UNFINISHED BUSINESS

A.Ratify initial payment to Commercial Plumbing. Director Deleconio moved to ratify the initial payment to Commercial Plumbing in the amount of \$220, 000 made in February 2003. The motion was not approved with two (2) directors, voted to approve the motion and two (2) directors, Conroy and Deleconio, voted to disapprove the motion.

B.Diversified Exterminators-sentricon renewal for 2004. Treasurer Sokolowski moved to approve the renewal of the sentricon installation for 2004. The motion was approved by unanimous consent.

C.Ratify purchase of Core Key coding equipment. Treasurer Sokolowski moved to approve the purchase of a Core key coding device and blank keys for an amount not to exceed \$3,000. The motion was approved by unanimous consent.

D.Ratify extension of cost for the cleaning of the 72" storm drain. Treasurer Sokolowski moved to approve an increase in an amount not to exceed \$5,000 to complete the storm drain cleaning. The motion was approved by unanimous consent.

E. Director appointments. Director Deleconio moved to approve the appointment of two directors to fulfill the mandate of the Bylaw amendment, which had been approved by 65% of the owners. The motion was approved by unanimous consent.

F. Nominations: Deferred

The following owners were nominated and none received the majority vote necessary for appointment..

- | | | |
|---------------------|-------------------------|--|
| 1. James Sherman. | For Sokolowski & Conroy | Opposed. Glover & Deleconio. |
| 2. David Duke. | For none. | Opposed Glover, Deleconio & Conroy. Abstained Sokolowski |
| 3. Tena James. | For Conroy & Deleconio. | Opposed Glover & Sokolowski |
| 4. Marjorie Collier | For Conroy & Deleconio. | Opposed Glover & Sokolowski |
| 5. Rich Lever | For Conroy & Deleconio. | Opposed Glover & Sokolowski |
| 6. Heather Waites | For Conroy & Deleconio. | Opposed Glover & Sokolowski |
| 7. Frank Meade | For Glover & Sokolowski | Opposed Conroy & Deleconio |

NEW BUSINESS

A. Monthly Report & Distribution of violation Citations by unit. Hearing no objection, Vice president Glover deferred the issue indefinitely.

B. Alleged removal of Association documentation from the Association office, following the 2002 Annual meeting. Hearing no objection, Vice president Glover deferred the issue indefinitely and invited the return of all Association documents that were alleged to have been removed by person or persons unknown to the Association office at the earliest opportunity.

C. During the Executive Session the Board approved a change to the agreement with Star Protection to add a Director of Security and pool security monitors for Friday, Saturday and Sunday, a bonus for the General Manager, various means to enable the Association to recover unpaid and delinquent maintenance fees and steps to collect delinquent accounts, granted one requested appeal for a fine and denied two requests for appeal.

Vice president Glover recessed the meeting at 9:31 PM and reconvened the regular meeting at 9:50 PM.

EXECUTIVE SESSION

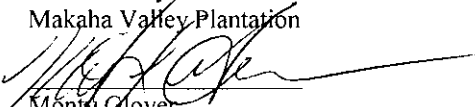
Hearing no objection and by consent, Vice president Glover adjourned the regular meeting at 9:50 PM, September 10, 2003 for an Executive session to discuss personal and legal issues. The regular meeting was reconvened at 11:29 PM, September 10, 2003.

NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Wednesday, October 8, 2003, 6:30 PM, at the Makaha Resort & Golf Club.

ADJOURNMENT

Noting no other business on the agenda and hearing no objection, President Babineck adjourned the meeting at 11:30 PM.

Submitted by:
Makaha Valley Plantation

Monty Glover
Secretary

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

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Owners Forum & Resident Comments

1. 176C channel 2 presentation
2. 184C house rules and pet restriction
3. 051A parking limits
4. 126A pets, pools and restrictions for vandalism, car radio volume, pest control, lanai furniture, house rules & director
159A appointment
5. 089B pool noise & behavior, lack of security action
6. 046C digital cable
89B
7. 061A review appeal
8. 192C pool behavior, pool access, director appointment
9. 024C rat poison at unit 151C, phone vote to approve initial payment to Commercial Plumbing
10. 042A phone vote to approve initial payment to Commercial plumbing, director appointment, director responsibility
11. 064C house rule to allow bicycle use on property; security pool person
12. 040C security, animal abuse, recycling
13. 133A to flush toilets