

MAKAHA VALLEY PLANTATION  
SPECIAL BOARD MEETING  
MINUTES

DATE: September 16, 1987

PLACE: Makaha Valley Plantation Adult Pool

PRESENT: President Maybelle Yeomans, Vice  
President Steve Kirk, Secretary Linda  
Powers, Director Charles Loomis and  
Asst. Secretary Jim Johnson

EXCUSED: Treasurer Bill Halfacre and Asst.  
Treasurer Bonnie Halfacre

BY INVITATION: Dick Gourley (Hawaiiana Mgt.)

**PURPOSE OF MEETING:**

This meeting was at the call of President Yeomans to discuss personnel matters and possible pending litigation.

CALL TO ORDER:

Having a quorum present President Yeomans called the meeting to order at 5:15 P.M. Director Loomis moved and Secretary Powers seconded adjourning to executive session. The motion carried unanimously, and the meeting was adjourned to executive session at 5:16 P.M. The Special Meeting was called back to order at 5:35 P.M.

**Deferred Payment**

It was the consensus of the Board that due to extenuating circumstances the owners of a certain unit should be allowed to make payments to cure their delinquency provided that payments are made in a regular and timely manner until the balance is paid.

**Pay Raises**

It was the consensus of the Board that to begin to bring our employees' wages into parity with those of other projects in the area Resident Manager Savedra should use his discretion to schedule raises of \$.25 per hour for employees and \$.50 per hour for supervisors.

ADJOURNMENT:

Having no further business to review and hearing no objections, at 5:46 P.M. President Yeomans adjourned the meeting.

Respectfully submitted,



Linda Powers  
Secretary  
Board of Directors

H. **Pool Furniture.** It was the consensus of the Board that Director Loomis investigate the possibility of rewelbing some of the pool chairs and report back to the Board at the next meeting.

I. **Newsletter.** Secretary Powers moved and Director Loomis seconded approving the newsletter and requesting President Yeomans and Asst. Secretary Johnson to edit and amend it as necessary and deliver it to Hawaiiana Management for mailout prior to October 1.

J. **Location of Next Meeting.** After discussion concerning the lack of dependability of obtaining meeting rooms at the Sheraton Makaha Resort, it was the consensus of the Board that Secretary Powers look into alternative sites prior to the next meeting.

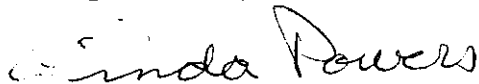
K. **Drapery Damage (147A).** After discussion concerning past precedent and the fact that the Declaration provides that the Association must be given notice of damage and given a chance to effect repairs before the Association can be held liable for damage, it was the consensus of the Board that the Association shall not reimburse owners for damaged draperies while the situation is being remedied, but that after the lanais have been treated and it becomes a normal maintenance item, then the Association would be responsible.

L. **Barbeques.** It was the consensus of the Board that Resident Manager Savedra survey the property and recommend the number needed and provide the Board with estimated costs at the next meeting.

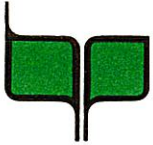
NEXT MEETING: October 21, 1987 at 6:00 P.M. at a location to be announced later

ADJOURNMENT: Having no further business to review and hearing no objections, at 8:20 P.M. President Yeomans adjourned the meeting.

Respectfully submitted,



Linda Powers  
Secretary  
Board of Directors



# MAKAHA VALLEY PLANTATION

84-786 ALA MAHIKU DRIVE WAIANAE, HAWAII 96792

SEPTEMBER 16, 1987

To: Board of Directors, Makaha Valley Plantation  
From: Wally Savedra, Resident Manager  
Re: Resident Manager's Report

## LAUNDRY ROOM REPAIRS:

The cost of replacing damaged sections, fixtures, etc., and to scrape and repaint is estimated at \$800.00 per unit.

## BACK GATE:

Renovations on the back gate have been completed, with the exception of having the electricity hooked-up, and checking the existing phone jack.

## FAMILY POOL RAILINGS:

All necessary repairs to the railings were completed by S&M Welding at a cost of \$1,015.00

## MAINTAINANCE AREA:

A new storage building has been constructed adjacent to the maintainance shack to house top soil and asphalt materials. The cost of the materials was \$100.00, and a total of 12 man hours for labor costs.

## OFFICE RENNOVATIONS:

The overhead storage area has been cleaned, and a lattice decorative front was installed. A new filing cabinet has been purchased, and the present filing system is being upgraded at this time.

## SECURITY SEMINAR:

All arrangements have been made for conducting a joint H.P.D./H.F.D. Security Seminar at the East Course on Sept. 23, 1987.

## BOILER ROOM REPAIRS:

Three new motors and two recirculating pumps were installed in three areas (664, 688, & 718). We now have a back-up motor on hand, and the maintainance crew has been instructed in the future repair problems.

## LANAI REPAIRS:

A qualified crew is being put together at this time to complete all unfinished lanais.

## VEHICLE TRIP REPORTS:

Trip records are now being used to monitor all business related vehicle usage. In addition, we now have an account with Union 76 for our gas purchases.

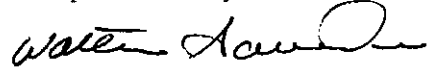
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RESIDENT MANAGER'S REPORT

MONTHLY DECALS:

The total amount collected for Parking Decals and deposited was \$1,337.00.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Wally Savedra".

Wally Savedra