

MAKAHA VALLEY PLANTATION  
REGULAR 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.), Resident  
Manager Wally Savedra, M/M Cliff Weber  
(163A), M/M Floyd Smith (34A), Charles  
Houtchens (47A), Nancy Swanson (104B),  
Mr. Guffey (73B), Paul Stetson (157B),  
Gene Hoff (55C), M/M Larry Mullens  
(117B) and M/M Pendleton (190A)

CALL TO ORDER:

Having a quorum present President Yeomans called the meeting to order at 6:10 P.M.

MINUTES:

There being no objection the Minutes of the Regular Meeting of August 19, 1987 were approved.

CORRESPONDENCE:

**Pillon (191B)** - Secretary Powers explained that Resident Manager Savedra's staff had contacted the rental agent of 191C and the matter was being solved.

**Dinman (Assn. Attorney)** - Secretary Powers read Mr. Dinman's letter concerning his recommendations that: 1) the Association not charge a fee for parking decals and security, 2) owners are not entitled to look at security logs and employee manuals, and 3) that repairs to support beams and joists under lanais are the responsibility of the Association only if the owner has not been negligent in keeping his lanai in good repair.

**Tom Powers & Associates, Inc. (100A & 108A)** - It was the consensus of the Board that this matter be deferred to new business.

**Tom Powers & Associates, Inc. (147A)** - It was the consensus of the Board that this matter be deferred to new business.

**Thomas (168B)** - It was the consensus of the Board that this matter be deferred to new business.

OFFICER'S REPORTS:

**SECRETARY** - Secretary Powers reported that a rough draft of the October 1st newsletter had been sent to Board members for their input.

**TREASURER** - In the absence of Treasurer Halfacre, Secretary Powers reported that Resident Manager Savedra had been reimbursed for the cost of two tires, which he had paid for using his credit card because petty cash had not had enough funds available. A second entry for the same item and same amount was caused by a duplicate check's being issued. An entry immediately following that showed the second check had been cancelled and credited back. A second question posed by Treasurer Halfacre to Secretary Powers concerned the purchase of a motor for one of the pumps. Resident Manager Savedra stated that this was a necessary maintenance item.

RESIDENT MANAGER'S REPORT:

Attached to these minutes and becoming a part hereof is the report of Resident Manager Savedra.

MANAGING AGENT'S REPORT:

Attached to these minutes and becoming a part hereof is the August, 1987 financial report. Property Manager Gourley reported that although we had \$34,059.56 in the bank as of the end of August, we would be having to make the second insurance payment of approximately \$25,000 this month plus the regular bi-monthly payment for water and sewer and that these would pretty much deplete the cash. He stated that the last two insurance payments would be about \$12,000 each and that we should be able to build our reserve back to about \$30,000 by the end of the year.

UNFINISHED BUSINESS:

A. **Long-Range Plan.** It was the consensus of the Board that this matter be deferred until we see the proposed 1988 budget.

B. **Laundry Rooms.** Resident Manager Savedra reported that it would cost about \$800 to upgrade each. It was the consensus of the Board that this matter be deferred until next month.

C. **Pool Railings.** It was the consensus of the Board that kudos be given to Resident Manager Savedra and Asst. Secretary Johnson for arranging the work.

D. **Playground.** After discussion where Nancy Swanson (104B) pointed out that several mothers in her area said they would not be willing to supervise their children, it was the consensus of

the Board that this idea be abandoned and the playground equipment obtained at no cost be converted to other uses.

**E. Basketball Court.** It was the consensus of the Board that this should be an agenda item for the Annual Meeting.

NEW BUSINESS:

**A. Ratify Phone Vote on File Cabinet.** As there was no objection, the phone vote was ratified.

**B. Increase Petty Cash.** Secretary Powers moved and Director Loomis seconded increasing Petty Cash to \$500. The motion passed unanimously.

**C. Maintenance Shed Improvements.** It was the consensus of the Board to commend Resident Manager Savedra for making some of the improvements for a cost of less than \$100 and to authorize the rest of the improvements for another \$100.

**D. New Board Member.** It was the consensus of the Board to accept Treasurer Halfacre's resignation and to ask Cliff Weber (163A) to fulfill the balance of his term and serve as Treasurer.

**E. Lifeguards.** Secretary Powers moved and Director Loomis seconded changing the lifeguard schedule to weekends and holidays only from 10 AM to 10 PM. The motion passed unanimously. It was the consensus of the Board that Resident Manager Savedra obtain for the lifeguards tanktop shirts with the word "Lifeguard" printed on them.

**F. Damage to Apartments.** It was the consensus of the Board that the owners of the apartments that caused damage to their neighbors be sent letters giving them 15 days to remedy the situation or, in accordance with the bylaws, the Association will make the necessary repairs or make payment for repairs already completed and assess the owners responsible.

**G. Alcoholic Beverages.** After discussion concerning the hazards of consuming excessive quantities of alcoholic beverages at poolside and after several owners pointed out that rules barring alcoholic beverages from pool areas are common at many condominium projects, it was the consensus of the Board that security guards use their discretion in preventing the consumption of alcoholic beverages at areas immediately adjacent to the swimming pools, wading pools and jacuzzis. It was the consensus of the Board that residents be advised that they may consume their alcoholic beverages in the cabana area.