

MAKAHA VALLEY PLANTATION
REGULAR BOARD MEETING
MINUTES

DATE: September 17, 1986

PLACE: Makaha Valley Plantation Adult Pool

PRESENT: President Maybelle Yeomans, Vice
President Chuck Loomis, Secretary
Linda Powers, Treasurer Steve Kirk,
Director Maggie Weber, Asst. Secretary
Jim Johnson

EXCUSED: None

BY INVITATION: William Burke (Hawaiiana Mgt.), Resident
Manager Wally Savedra, David Wallace
(183B), Mr. & Mrs. Floyd Smith (34A),
Cliff Weber (163A), Tom Powers (88A)
and Ruth Swinney (92A)

CALL TO ORDER:
Having a quorum present President Yeomans called the meeting to
order at 4:05 P.M.

MINUTES:
There being no objection the Minutes of the Regular Meeting of
August 21, 1986 were approved.

CORRESPONDENCE:
Warr-King (117B): It was the consensus of the Board (excepting
Secretary Powers who declared a conflict of interest) that
President Yeomans write Mr. Warr-King and explain that the
Association is not in a position to ask its attorneys to
intervene in matters concerning Mr. Warr-King and Mr. Sobieray.

OFFICER'S REPORTS:

A. SECRETARY - Secretary Powers reported that there was nothing
to report.

B. TREASURER - Treasurer Kirk reported that as of August 31,
1986 the Association showed a balance of \$59,929 in the main-
tenance account, that \$23,376 had been spent on roofs in August,
that payment of \$2,167 was made to the League of Women Voters,
and that maintenance fee receipts were \$76,822.

COMMITTEE REPORTS:

A. GROUNDS - It was the consensus of the Board that Chairman
Kirk's report be deferred to Unfinished Business.

B. ARCHITECTURAL - It was the consensus of the Board that
Chairman Weber's report be deferred to Unfinished Business.

RESIDENT MANAGER'S REPORT: It was the consensus of the Board that Resident Manager's report be deferred to Unfinished Business.

MANAGING AGENT'S REPORT: Attached to these minutes and becoming a part hereof is Hawaiiana Management's delinquency analysis and a copy of August's financial report.

UNFINISHED BUSINESS:

A. DRAIN PIPE. President Yeomans reported that she had written to and spoken with Stewart Ho of Capital Investment and that he was aware of the problem. Resident Manager Savedra reported that he and Mr. Weber had spoken with Mr. Landis of Capital Investment and that work had begun on installing a grate at the opening of the pipe. Vice President Loomis moved and Treasurer Kirk seconded directing Resident Manager Savedra to obtain 2 bids from at least 2 contractors for: 1) removing the blockage from the pipe below 145, and 2) removing rocks from above 145 and repairing catchment basins. The motion passed unanimously.

B. KURISU & FERGUS. President Yeomans reported that this matter has been settled with the Association's negotiated payment of \$11,100.

C. INSURANCE. Mr. Burke reported that he had received notice from United Mutual Underwriters that we would have to pay \$34,165 immediately as a down payment on our fire and liability coverage with the balance to be paid at a rate of \$6,500 per month. He further reported that the total cost of this policy would be approximately \$97,000. Secretary Powers moved and Vice President Loomis seconded approving this proposal. After discussion the motion passed unanimously. Mr. Burke then offered to talk with UMU about the possibility of reducing that first payment in order to preserve our current cash position.

D. AIR CONDITIONER IN 82A. Resident Manager Savedra reported that 82A's air conditioner was still protruding through the window despite the Board's letter instructing them as to the bylaws and requesting them to remove it. After discussion it was the consensus of the Board that Resident Manager Savedra talk with the owners of the unit before proceeding further.

E. MAINTENANCE UNIFORMS. Resident Manager Savedra reported that the uniforms would arrive before the end of this month.

F. SIGNS. Treasurer Kirk moved and Secretary Powers seconded approving the Architectural Committee's proposal regarding new

and replacement signs for a cost of approximately \$1,350 and that a check in that amount should be delivered to Chairman Weber to facilitate procuring the signs from different purveyors and that Chairman Weber should present receipts for the amounts spent and any remaining unspent funds at the next meeting. The motion passed unanimously.

G. SECURITY SEMINAR. Resident Manager Savedra stated that the security seminar he attended was worthwhile and reminded the Board that by paying attention to certain security-related items we might limit our liability exposure. However, he also counseled that all the precautions in the world cannot prevent every risk, and that the time could come when the Association finds itself in a no-win situation.

H. AUDIT. President Yeomans reported that the \$281 discrepancy between lease rents collected and disbursed in 1985 was resolved by a payment via National Mortgage & Finance in 1986.

I. POOL FENCE. After discussion it was the consensus of the Board that the Architectural Committee work with Resident Manager Sevedra on finding a solution to the problem of resident's climbing on the fence and bathroom roof to jump into the adult pool and recommend a solution at the next meeting.

NEW BUSINESS:

A. DELINQUENCY (38C). Secretary Powers declared a conflict of interest. After discussion among the remaining members of the Board, it was the consensus of those remaining members that the Board accept legal counsel's recommendation of a settlement of \$3,000.

B. NEWSLETTER. It was the consensus of the Board that Secretary Powers consult with other members of the Board, the managing agent and the resident manager and prepare a draft of the quarterly newsletter prior to the next meeting.

C. LIGHTING COMMITTEE. Resident Manager Savedra reported that he had talked with GE and that they would be submitting a proposal with regards to the Association's lighting needs. It was the consensus of the Board that a Lighting Committee be formed with Jim Johnson as Chairman and with Maybelle Yeomans, Steve Kirk and Resident Manager Savedra as members to research different alternatives to existing lighting and report at the next meeting.

NEXT MEETING:

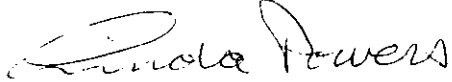
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ADJOURNMENT:

Having no further business to review
and hearing no objections, at 4:00 P.M.
President Yeomans adjourned the meeting.

Respectfully submitted,



Linda Powers
Secretary
Board of Directors