

Makaha Valley Plantation
Regular Board Meeting
Minutes

Date: September 20, 1988

Place: Hawaiiana Management's Conference Room

Present: President Maybelle Yeomans, Vice President Nate Crow,
Treasurer Chuck Loomis, Secretary Linda Powers, and Asst.
Secretary Jim Johnson

Excused: Director Tom Youngblood and Asst. Treasurer Frank Flanigan

By Invitation: Dick Gourley (Hawaiiana Management), Resident Manager Wally
Savedra, M/M Blythe Thomas (168B), M/M Floyd Smith (34A),
Charles Houtchens (47A), M/M Henry McDaniel (184B), M/M
Oscar Ford (161A) and M/M Cliff Weber (163A)

Call to order:

Having a quorum present President Yeomans called the meeting to order at 7:05 P.M.

Minutes:

Secretary Powers moved and Treasurer Loomis seconded adopting the minutes of the Regular Meeting of July 19, 1988. The motion passed unanimously.

Correspondence:

Maggie Weber (163A)—It was the consensus of the Board that Resident Manager Savedra instruct the gardeners to allow the bougainvillea to grow into hedges around the dumpsters.

Bruce Dinman (Assoc. Attn.)—It was the consensus of the Board to await further information concerning the new Federal Fair Housing Laws.

Dinman, Elisha, Nakamura & Nakatani (Assn. Attns.)—It was the consensus of the Board to consider action against Hale Mololokai at a future date.

Gail Nakatani (Assn. Attn.)—It was the consensus of the Board that no further action is necessary at this time regarding her response to the letter from Worth & Chun for Charles Houtchens (47A).

Margaret Porter and Urich Truman (164C)—It was the consensus of the Board that because necessary repairs to the tennis court should not take very long to complete, their enjoyment of the courts would likely benefit more by the repairs than suffer from the momentary inconvenience.

Officers' Reports

Secretary Powers reported that an error had been made and that the rough draft of the newsletter was mailed to all owners.

Treasurer Loomis reported that at the end of August, we had \$228,549 in cash and reserves.

Resident Manager's Report

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

Property Manager's Report

Attached to these minutes and becoming a part hereof are the financial reports for August. Property Manager Gourley further reported that we collected an additional \$6,000 in delinquent fees in August and that our total delinquencies are now down to approximately \$30,000.

Unfinished Business

- A. Businesses on property—Treasurer Loomis moved and Vice President Crow seconded instructing the attorney to proceed against all businesses on the property. Secretary Powers declared a conflict of interest. The motion passed unanimously with President Yeomans, Treasurer Loomis and Vice President Crow voting in favor.
- B. Repainting the buildings—Treasurer Loomis moved and Secretary Powers seconded approving the contract from Color Dynamics for \$291,700 provided a schedule of payment can be agreed upon whereby we would not have to borrow any money. After discussion concerning the relative prices of the bidders who used the specifications of 2 different paint suppliers, the motion passed unanimously.
- C. Resurface tennis court—Resident Manager Savedra reported that he had contacted All-Court Surfacing Hawaii, Inc. and that they would be scheduling us shortly.
- D. Leaks—Resident Manager Savedra reported that he was still awaiting Al Gardner's call, but that he had determined some leaks were being caused by the flashing beneath window sills.
- E. Settling of 144 stack—Resident Manager Savedra reported that he was unable to find any other bidders; therefore, in accordance with the motion passed at the last meeting, it was the consensus of the Board that Resident Manager Savedra instruct Dalmaly Homes to do the work.
- F. Newsletter—It was the consensus of the Board that the rest of the newsletter be mailed out as soon as practicable.

New Business

- A. Waive delinquency (163C)—Vice President Crow moved and Treasurer Loomis seconded waiving the delinquency of approximately \$280 currently being carried on the books for 163C. After discussion concerning their good payment record and the probability that their account was probably in error, the motion passed unanimously.
- B. Seminar—It was the consensus of the Board that Treasurer Loomis attend the Creative Money Management Seminar being sponsored by HCCAI at a cost of \$70.
- C. Leasehold petition—It was the consensus of the Board that the petition be placed in the resident manager's office.
- D. Microwave oven—Vice President Crow moved and Treasurer Loomis seconded the purchase of a microwave oven for the maintenance employees at a cost not to exceed \$104. The motion passed unanimously.

At 8:50 PM President Yeomans adjourned the meeting to executive session to discuss personnel matters. The meeting was called back to order at 9:50 PM.

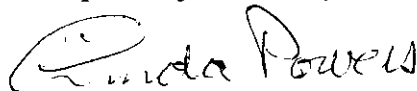
- E. Employee promotions and transfer—It was the consensus of the Board that Paul Bailey be promoted to 2 years at step 3, that Jordan Langford be promoted to Security Captain, that James Morrow be promoted to Sergeant and Wylington Hao's transfer to repairman be at the rate of 1 year, step 2.

**Makaha Valley Plantation
Regular Meeting Minutes**

Next Meeting: 7:00 PM, October 18, 1988 at Hawaiiana Management

Adjournment: Having no further business to review and hearing no objections,
at 10:08 PM President Yeomans adjourned the meeting.

Respectfully submitted,

A handwritten signature in cursive script that reads "Linda Powers". The signature is written in black ink and is positioned above the printed name and title.

**Linda Powers
Secretary
Board of Directors**



MAKAHA VALLEY PLANTATION

84-786 ALA MAHIKU DRIVE WAIANAE, HAWAII 96792

Sept 20, 1988

To: Board of Directors
Makaha Valley Plantation

From: Wally Savedra
Resident Manager

Re: Resident Manager's Report

GOLF CART

Maintenance have painted our Security's Golf Cart blue and white, it's now being used by Security from 8AM to 10PM.

SMOKE ALARMS

I have received 200 smoke alaems of better quality at the same cost as the first ones. We have sent out notices to tenants asking them to contact the front office to set up an appointment with me to allow my maintenance man into their unit to install their alarm.

SEWER BACKUP

On September 9, 1988, I received a call from Mrs. Floyd Smith stating that her bathtub was filling up and flowing onto her floor, I rushed to her unit opened the plug on the sewer line and called Dr. Rooter. To my surprise, he pull up two children shorts, one man's shorts and one wash cloth.

PARKING STALLS

Restriping of parking stalls have been completed. Maintenance will be repainting the numbers on all permanent stalls.

ARECA PALMS

The areca palms that was purchased have been planted along Ala Mahiku Drive and in various bold spot areas.

EMPLOYEE PROMOTION

I would like to congratulate Sgt. Jordan Landford on his promotion to Captain, and Security Officer James Morrow to Sgt. J. Morrow.

Respectfully Submitted

Wally Savedra, Resident Manager