

MAKAHA VALLEY PLANTATION
BOARD OF DIRECTORS' MEETING
TUESDAY, SEPTEMBER 22, 1998 -7:00 P.M.

A G E N D A

- I. CALL TO ORDER
- II. ESTABLISH A QUORUM
- III. HOMEOWNER'S FORUM
- IV. APPROVE MINUTES OF THE AUGUST 25, 1998 BOARD MEETING
- V. TREASURER'S REPORT
 - A. Delinquency Report
- VI. MANAGEMENT EXECUTIVE REPORT
- VII. MANAGER'S REPORT
- VIII. SECURITY REPORT
- IX. UNFINISHED BUSINESS
 - A. Status of Major Project Development – Jeff Smith (ENF)
 - B. Landscaping Maintenance Agreement with Akamai
 - C. Document Amendments - Mailback Results
 - D. Oceanic Cable – Conversion Progress
 - E. Status of Proposed Loan
 - F. Web Agreement
 - G. Security Committee
 - H. 1999 Budget & Reserve Study – In Work
- X. NEW BUSINESS
 - A. Approval Process for unit Modifications
- XI. EXECUTIVE SESSION (As Required)
- XII. DATE, TIME AND PLACE OF NEXT MEETING
Tuesday, October 27, 1998, 7:00 p.m., Waianae Satellite City Hall
- XIII. ADJOURNMENT

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
TUESDAY, SEPTEMBER 22, 1998
7:00 p.m., WAIANAE SATELLITE CITY HALL

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:13 p.m., by President Larrabee.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Bette Larrabee Bobbie Castro
 David Duke

Members Absent Alvin Silva

Members Excused: Dale Fajardo

Present by Invitation or as Guests: Peggy Hoots, Manager
 Jim Coupland, Hawaiiana Management Co., Ltd.

HOMEOWNER'S FORUM

- A. Tina James – Owner #159A – Someone tore up ginger plants she was maintaining and threw burned matches on her porch. There are cigarette butts in front of units in her area.
- B. Greg Sokoloski – Owner 122A – He asked about the many police cars being on Association property recently.

APPROVE MINUTES

The minutes of the August 25, 1998, Board meeting were approved, as corrected, following a motion to approve by Director Castro, a second by Treasurer Duke and a unanimous vote to approve. The corrections will be made to the minutes and the minutes re-distributed.

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TREASURER'S REPORT

- A. The Treasurer's Report was presented by Treasurer Duke, who briefed the Board on the status of the loan. There should be a decision on the loan by the end of October.

Director Castro moved to authorize the Association Attorney, Treasurer Duke and the management executive to develop the mailout to the owners for voting on approving the loan and any construction items needed to be approved by the owners. Treasurer Duke seconded the motion, and the motion passed unanimously.

- B. Delinquency Report – The Delinquency Report was distributed prior to the meeting by the management executive. Deferred to Executive Session.

MANAGEMENT EXECUTIVE'S REPORT

A copy of the management executive's report is on file at Hawaiiana Management Company, Ltd. The only update, was the proposed Akamai Landscaping Addendum. Morris Kozai will not include mulching at the current price.

MANAGER'S REPORT

The manager's report was distributed prior to the meeting. A copy of this report is on file in the manager's office and Hawaiiana Management Co., Ltd.

The manager reported the following additional significant items:

- A. Bees & Wasps – There has been a tremendous problem recently with bees and wasps. One 18-inch long beehive was removed from a tree and destroyed. One swarm had gotten inside one of the units. Diversified Exterminators was dispatched and took care of that problem.
- B. Department of Health – The Department of Health visited the Association, investigating for animal excrement, fleas and rats, but found no signs of any of these items.
- C. City & County – City & County personnel inspected the storm drains. Their visit was a result of the letter sent to the City about drain blockage. The results of their inspection have not yet been provided.

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UNFINISHED BUSINESS

- A. Status of Major Project Development – Jeff Smith, Engineering Forensics, Hawaii – Deferred to Committee.
- B. Landscaping Maintenance Agreement with Akamai – Director Castro moved, seconded by Treasurer Duke, to put the mulching requirement on hold.
- C. Document Amendments – Mailback Results – By unanimous consent of the Board, the management executive was directed to accomplish one more mailout, in hopes of obtaining sufficient votes to pass some amendments. None have passed to date, although several are close.
- D. Oceanic Cable – Director Castro moved, seconded by Treasurer Duke, to send the new Oceanic Cable Agreement to the Association's Attorney to determine if the Board has to sign the Agreement to get the Basic Service and reduced rates and to determine any differences between the new agreement and previous renditions.

The management executive was directed to determine, if the new wiring Oceanic Cable would be installing, would provide "Road Runner" capability.
- E. Status of Proposed Loan – See Treasurer's Report.
- F. Web Agreement - Tabled until contract runs out in July 2000.
- G. Security Committee – Deferred to next meeting.
- H. 1999 Budget & Reserve Study In Work – The management executive is working these items. He provided the Board a draft copy of the Operating Budget.

NEW BUSINESS

- A. Approval Process For Unit Modifications – Deferred.
- B. 88C – Pest Control Bill – Deferred to next meeting

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EXECUTIVE SESSION

The Board adjourned to Executive Session at 8:09 p.m., to discuss legal issues.

The Board reconvened to the Regular Board Meeting at 8:15 p.m.

As a result of the Executive Session the Board approved the proposed maintenance fee payment plan for 102C and the filing of a Deficiency Judgement by publication against the owner of 3A.

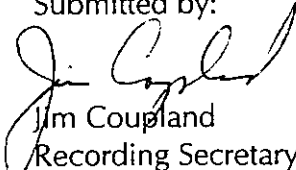
DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Tuesday, October 27, 1998, at 7:00 p.m., Waianae Satellite City Hall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:16 p.m.

Submitted by:


Jim Coupland
Recording Secretary

Approved by:

Alvin Silva
Secretary