

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
TUESDAY, SEPTEMBER 24, 2002  
7:00 P.M., MAKAHA RESORT & GOLF CLUB, MAKUA ROOM

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:03 p.m., by President Sokolowski.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Greg Sokolowski  
Hugh Conroy  
Al Deleconio  
Bobbie Castro (Dpt'd 9:12 p.m.)

Members Absent: Alvin Silva

Present by Invitation or as Guests: Kenneth Darroch, Resident Manager  
Shirley Landford, Assistant Manager  
Jim Coupland, Hawaiiana Management Co., Ltd.  
Capt. Christine Hill, Wackenhut Security

APPROVE MINUTES

The minutes of the August 27, 2002 Board meeting were approved as amended, following a motion to approve by Secretary Conroy a second by Treasurer Deleconio and a unanimous vote to approve.

Director Castro made a motion to move the Homeowners Forum to right after the approval of the minutes with each person speaking having a maximum of 5 minutes. Each presenter must submit a written paper on what they would be presenting by Friday before the meeting, starting with the next meeting. Treasurer Deleconio seconded the motion, which then passed unanimously.

SECURITY REPORT

Captain Christine Hill presented the Security Report, providing a variety of statistics. Average daily visitors stood at 101.

COMMITTEE REPORTS

- A. Security - David Duke, Chair, stated that there was no dissention on the documents just presented to the Board in the form of a Proposal of the Scope of Work and a Security Survey to be sent to all residents. The survey is to be sent out by the end of next week. The Request for Proposal, if Board approved, would be sent out as soon as possible so the proposals would be back by the next Board meeting. Secretary Conroy moved to have the survey sent out as quickly as possible by the office staff. The survey needs a cover letter. David Duke is to send his draft to Secretary Conroy, who will then turn it over to office personnel. Treasurer Deleconio seconded the motion. The vote for the motion was unanimous.
- B. Grounds - Chair Steve Deleconio presented a list of problems such as: bikes laying around, need lights around mailboxes, need signs on Ala Mahiku Drive, indicating back gate is "No Exit". He asked if the Board would address tree trimming. His investigation led him to believe peacocks are not a protected species. The agencies contacted had no idea how to resolve the overcrowding condition. He is trying to obtain a permit to eliminate some peacocks.
- C. Special Projects - No report was given.

COMMITTEE MEMBERSHIP

After reviewing the membership of the committees, it was noted that some people served on more than one committee. In accordance with a previous Board Resolution, people can only serve on one committee at a time. Those on more than one will have to resign from one or the other committees.

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TREASURER'S REPORT

- A. Treasurer Deleconio presented his report using the August 2002 Financial. Maintenance Fees came in at \$227,018.66, 9% low. Income was at \$242,394.58. Insurance has been the main problem in expenses being over budget. The Reserves for the month started at \$1,722,693.38 and ended at \$1,633,854.18. Cash and Reserves combined at the end of August were \$1,677,322.13. The August 2002 Financials were accepted, subject to audit.
- B. Delinquency Report -The Delinquency Report was distributed by the Management Executive prior to the meeting. Action was deferred to Executive Session.

RESIDENT MANAGER

The Resident Manager's report was submitted prior to the meeting. A copy of this report is on file in the Resident Manager's Office and Hawaiiana Management Co., Ltd.

The Resident Manager reported no additional items, however, the following motion was made.

- D. Selection of Heat Pump Installation Contractor - Secretary Conroy moved to accept Commercial Plumbing, whose bid was \$264,900.00, to install 17 new heat pumps. Treasurer Deleconio seconded the motion. The vote was two for the motion, with Director Castro opposing the motion. The motion carried.

UNFINISHED BUSINESS

- A. Heat Pump Installation - Selection of Contractor - SEE RESIDENT MANAGER'S REPORT.
- B. Parking Area/Driveway Renovation Project Progress - All the field work has been completed. The full report will be available for the next Board meeting.
- C. Water Storage Tank Isolation Valves - The Board directed that Commercial Plumbing and Doonwood Engineering provide their bids to install the isolation valves and to pressure test all water storage tanks.

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D. Ratify Decision to Obtain Bids on Irrigation System

1. 718/688 Areas - By unanimous consent, the Board ratified the previous decision to obtain bids on irrigation only for the 718/688 area irrigation system.
2. Rest of Project - By unanimous decision, the Board ratified the previous decision to obtain drawings and bids on irrigation only, for the rest of the overall project.

E. Landscape Standards - A set of Landscaping Standards was presented to the Board by the Landscape Committee at the previous meeting. Secretary Conroy moved to adopt the Landscaping Standards as presented. Treasurer Deleconio seconded the motion. The vote for the motion was two for with Director Castro opposed. The motion carried.

Treasurer Deleconio moved to charge the Committee to come with water standards, fertilizing standards, etc. Secretary Conroy seconded the motion. The vote for the motion was unanimous.

F. Electrical Evaluation of Maintenance Shack and Wash House 707 - The Board directed that a proposal be obtained from CBS Electrical to bring the maintenance electrical wiring up to code. The proposal to eliminate the shortage of power was put on hold until the new proposal comes in. Maintenance electrical wiring up to code. The proposal to eliminate the shortage of power was put on hold until the new proposal comes in.

G. Ala Mahiku Pool 6" Tile Replacement - Status - Tiles are due the first or second week of October.

H. Written Consent - The current status to amend the By-laws to authorize a Board of 7 or 9 members is 49.2907%. A total of 65% of the owners must vote for the amendment in order to pass.

I. Ratifying Hiring of Resident Manager & Assistant Manager- Secretary Conroy moved to ratify the previous decisions to hire the new Resident Manager and Assistant Manager. Treasurer Deleconio seconded the motion. The motion passed unanimously.

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- J. Progressive Proposal to Irrigate the Office Parking Area, Plus Outside the Fence - The Board directed that a proposal be obtained from Hawaiian National Landscaping to do the same work.
- K. Proposals to Perform a Reserve Study - Three proposals were received. Secretary Conroy moved to accept the Armstrong & Associates, Inc. proposal at \$3,500.00, plus tax. Treasurer Deleconio seconded the motion. The motion passed unanimously. The Board asked that Armstrong & Associates, Inc. speed up their study as time is short.

NEW BUSINESS

- A. Ratify Rental of Towers, Unit 609 for Resident Manager - September 17-30 at \$500.00 - Secretary Conroy moved to ratify the previous decision. Treasurer Deleconio seconded the motion. The motion passed unanimously.
- B. Ratify Rental of 127C for October 1 - 31 for \$700.00 - Secretary Conroy moved to ratify the previous decision. Treasurer Deleconio seconded the motion. The motion passed unanimously.
- C. CBS Electrical Proposal to Eliminate Shortage of Power in Maintenance Building and Wash House 707 - See UNFINISHED BUSINESS, Paragraph F.
- D. Storage of Records - AAA will store all the records for \$108.00 per month. Since it was discovered AAA is not open 24 hours per day, the Resident Manager was directed to check other possible sites.
- E. Website Group Update - Secretary Conroy asked that everyone sign up. You can send messages and bring them before the Board.
- F. Letters from Owners - Secretary Conroy stated that letters from owners should be presented to the Board. Receipt of the letter should be acknowledged.
- G. Backing into Parking Spaces - Secretary Conroy moved to change the House Rules to prohibit backing into parking spots. The first violation would be a Warning. Subsequent violations would double such as \$100.00, \$200.00, \$400.00 etc. Treasurer Deleconio seconded the motion. The motion passed unanimously.

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Director Castro departed at 9:12 p.m.

HOMEOWNER'S FORUM - See HOMEOWNER'S FORUM HI-LITES.

EXECUTIVE SESSION

The Board adjourned to Executive Session to discuss legal matters at 10:15 p.m.

The Board reconvened to the Regular Board meeting at 10:31 p.m.

The results of the Executive Session are as follows:

- A. The Board approved filing of liens against four owners.

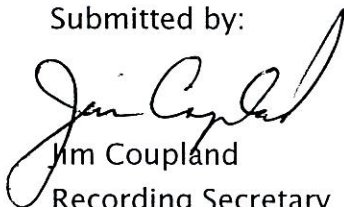
DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Tuesday, October 22, 2002, at 7:00 p.m., Makaha Resort Golf Club, Pokai Room.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:32 p.m.

Submitted by:

  
Jim Coupland  
Recording Secretary

Approved by:

  
Secretary

# **MAKAHA VALLEY PLANTATION HOMEOWNERS FORUM HI-LITES**

**September 24, 2002**

1. Patrick Moothart, 140C: He was concerned about people parking backwards in their parking spots, causing fumes to drift into units. He thanked the Board for saving some trees.
2. Bette Larrabee, 50A: She asked about the contract for the meeting room at the Makaha Resort Golf Club and the extra charges for beverages. She stated that behind buildings 47-52 there was a large mud puddle. She felt there was apparently a leak. This is a bad mosquito breeding ground. Large trucks are parking backwards in their parking spots. Some new sprinklers are washing the new topsoil down the drain. She suggested putting mugs over the sprinklers.
3. Heather Waites, 39C: She stated that vehicles are blocking traffic going into the main entrance while they wait to pick up people.
4. Rich Lever, 123A: He said cars are going around the washhouses in the wrong direction.
5. Evelyn Ortiz, 73B: Prior to fumigation, letters were marked down low so she did not know what the spraying was for. There was not enough notification of the times of the spraying.
6. Adeleida Weber, 61A: The yard boys smashed plumeria trees with a weed whacker in the back of her unit. Adults and kids are throwing rocks at the peacocks. They should be disciplined. The yard boys are not picking up dead animals when they die.
7. Tena James, 159A: She objects to loud mufflers late at night and loud stereos and tailpipes. There are many feces around a tree near her. She wants restrictions on the number of pets and they should be spayed. Pets are being permitted to run loose and pets are walking on the property.
8. Eliza Norris, 46C: She cannot get TNT Windows to communicate with her on tinting the upper windows. Henry, TNT, doesn't understand the issue. There is a terrible smell coming from 46A.
9. Belinda Jacobs, 119C: She was concerned about falling telephone poles, such as occurred in Nanakuli. Peacocks are being taken care of by owners. The CPA needs to give notes on what he is doing. There needs to be a Warning posted, not to walk down the side of the gulch.
10. Heather Waites, 39C: She asked why tenants are not given House Rules?
11. Tena James, 159A: She thanked Ken and Christine for their work.