

**MAKAHA VALLEY PLANTATION  
ASSOCIATION OF APARTMENT OWNERS  
REGULAR MEETING OF THE BOARD OF DIRECTORS**

**AGENDA**

September 26, 1995; 7pm, Wai`anae Satellite City Hall

**PRESENT:** President, Cecil Bindel; Vice-President, Bette Larrabee; Secretary, Alvin Silva; Treasurer, David Duke; Director, Wayne Thompson.

**GUEST:** Property Manager, Jim Coupland; Resident Manager, Thomas Lauro; Administrative Assistants, Emerald Souza and Peggy Hoots.

**CALL TO ORDER:**

**APPROVAL OF MINUTES:** For August 22, 1995, regular and executive minutes.

**CORRESPONDENCE:**

1. 191B
2. 111B
3. 54B
4. 52B

**REPORTS:** PRESIDENT: Notary Law Seminar.

VICE-PRESIDENT:

SECRETARY:

TREASURER:

DIRECTOR:

PROPERTY MANAGER:

RESIDENT MANAGER:

NSW COMMUNITY PATROL:

**COMMITTEES:**

1. House Rules
2. Budget

**OLD BUSINESS:**

1. Rainbow Roofing contract.
2. Trash collection Contract.
3. Oceanic Cable contract.

**NEW BUSINESS:**

1. Back Flow Preventer Testing.
2. Pool Furniture Replacement.
3. Traffic Control Measures.
4. Air conditioner for RM office.
5. Protective Cover for MVP truck.
6. Accident free winner for the month of August to be announced..

**NEXT MEETING:** October 24, 1995; 7pm, Wai`anae Satellite City Hall.

**ADJOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL ACTIONS AND FINE APPEALS.**

**MAKAHA VALLEY PLANTATION  
ASSOCIATION OF APARTMENT OWNERS  
REGULAR MEETING OF THE BOARD OF DIRECTORS**

**APPROVED MINUTES**

September 26, 1995; 7pm, Wai'anae Satellite City Hall

**PRESENT:** President, Cecil Bindel; Vice-President, Bette Larrabee; Secretary, Alvin Silva; Treasurer, David Duke.

**ABSENT:** Director, Wayne Thompson, Administrative Assistant, Emerald Souza.

**GUEST:** Property Manager, Jim Coupland; Resident Manager, Thomas Lauro; Administrative Assistant, Peggy Hoots.

**CALL TO ORDER:**

**APPROVAL OF MINUTES:** For August 22, 1995, regular and executive minutes.  
APPROVED 4-0

**CORRESPONDENCE:**

1. 191B. Termite damage on stairs turned out to be dry rot and is being taken care of.
2. 111B. Fine appeal for executive session.
3. 54B. Fine appeal for executive session.
4. 52B. Fine appeal for executive session.

**REPORTS: PRESIDENT:** Notary Law Seminar. **MOTION** made to allow Peggy Hoots to attend the Notary Law Seminar and that the Association pay the \$129 fee out of the education portion of the budget. **APPROVED 4-0**

**VICE-PRESIDENT:** Ms. Larrabee is continuing to work with the office to develop the fines collection procedures.

**TREASURER:** **MOTION** made to transfer \$50,000 from savings to a C D.  
**APPROVED 4-0**

**PROPERTY MANAGER:** A revised suggested budget for 1996 was given to The Board for review.

**MVP REGULAR MEETING OF THE BOARD OF DIRECTORS FOR SEP 26,1995**

**RESIDENT MANAGER:** Managers report enclosed.

**COMMITTEES:** 1. House Rules. The Committee is continuing to work on the House Rules and it is hoped to give a draft to The Board by November.

2. Budget. Members are Bobbie Castro, Bette Larrabee, Dale Fajardo, Cecil Bindel and David Duke. It is hoped to have a proposed budget to the Board by the October Meeting.

**OLD BUSINESS:** 1. Rainbow Roofing contract. Waiting for more bids to come in.

2. Trash collection Contract. MOTION made to accept Waist Management one year contract starting November 1, 1995. APPROVED 4-0

3. Oceanic Cable contract. New rates are being negotiated. Oceanic wants a major increase and a long term contract which is not acceptable to The Board.

**NEW BUSINESS:** 1. Back Flow Preventer Testing. MOTION made to accept Diversified's bid of \$500 to test all our back flow preventers. APPROVED 4-0

2. Pool Furniture Replacement. MOTION made to authorize the RM to purchase ten chairs for approximately \$130 each. APPROVED 4-0

3. Traffic Control Measures. MOTION made to allow the RM will seek bids for adding additional speed bumps to our main roads. APPROVED 4-0

4. Air conditioner for RM office. Referred to the budget committee for 1996.

5. Protective Cover for MVP truck. The RM will get more information on cost.

6. Accident free winner for the month of August is Thomas Lauro.

**MVP REGULAR MEETING OF THE BOARD OF DIRECTORS FOR SEP 26,1995**

**OPEN DISCUSSION:**

A discussion started on the responsibility of repairs for water damage of balconies. It seems the By Laws are not clear as to what portion of the balcony is the Association responsible for. Our attorney will be consulted.

It was mentioned that some vehicles on the plantation have expired licenses and or registrations. These vehicles must be made legal to remain on the property. Home owners will be sent a registered letter stating to have their vehicle registered and licensed or it will be towed off the property at their expense. Abandoned vehicles will be disposed of in accordance with our By-Laws.

**NEXT MEETING:** October 24, 1995; 7pm, Wai`anae Satellite City Hall.

**ADJOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL ACTIONS AND FINE APPEALS.**

**MINUTES APPROVED OCTOBER 24, 1995.**



**ALVIN P. SILVA**  
**SECRETARY**