

MAKAHA VALLEY PLANTATION
BOARD OF DIRECTORS' MEETING
TUESDAY, SEPTEMBER 26, 2000 – 7:00 P.M.

A G E N D A

- I. CALL TO ORDER
- II. ESTABLISH A QUORUM
- III. COMMITTEE REPORT – As Required
- IV. APPROVE MINUTES OF THE AUGUST 14, 2000 BOARD MEETING
- V. TREASURER'S REPORT
 - A. Delinquency Report – EXECUTIVE SESSION
- VI. MANAGER'S REPORT
- VII. UNFINISHED BUSINESS
 - A. Engineering Forensics, Hawaii
 1. Shioi Punchlist Completion Progress
 2. Wash House - Bid Results
 - B. 757 Irrigation/Vegetation Proposal Change
 - C. Security Agreement - Solicit Bids
 - D. Burns Security – Maintenance Agreement Renewal
 - E. Office Expansion – Air Conditioner Options
 - F. Proposed 2001 Operating Budget & Reserve Study
- VIII. NEW BUSINESS
- IX. HOMEOWNER'S FORUM
- X. EXECUTIVE SESSION (As Required)
- XI. DATE, TIME AND PLACE OF NEXT MEETING
Tuesday, October 24, 2000, 7:00 p.m., Waianae Satellite City Hall
- XII. ADJOURNMENT

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
TUESDAY, SEPTEMBER 26, 2000
7:00 P.M., WAIANA E SATELLITE CITY HALL

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:00 p.m., by President Larrabee.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Bette Larrabee
 David Duke
 Greg Sokolowski

Members Excused: Alvin Silva
 Bobbie Castro

Present by Invitation or as Guests: Peggy Hoots, Manager
 Jim Coupland, Hawaiiana Management Co., Ltd.
 Jeff Smith, Engineering Forensics, Hawaii (Dptd 7:57 p.m.)

COMMITTEE REPORT

A. Property Lighting – Six (6) fixtures were purchased to test how they work and look. They are now in the 707 area. These are Century 21 lighting products; globes cost \$32.00 each. The Manager is looking for feedback from the Board and Residents in that area. The Manager was directed to compare electric consumption estimates between the new and old lights.

APPROVE MINUTES

The minutes of the August 14, 2000 Board meeting were approved as presented, following a motion to approve by Treasurer Duke, a second by Vice President Sokolowski and a unanimous vote to approve.

TREASURER'S REPORT

A. The Treasurer's Report was presented by Treasurer Duke. He feels the Association has turned the corner. The number and amount of delinquent accounts is going down. Act 39 income is coming in now. The August 2000 Financial report was accepted, subject to audit.

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TREASURER'S REPORT, Cont.

- B. Delinquency Report – The Delinquency Report was distributed prior to the meeting by the Management Executive. Any action by the Board was deferred to Executive Session.

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 Hawaiiiana Management Co., Ltd.

The Manager reported the following additional significant items:

- A. Trees of Hawaii Evaluation of Large Trees – There are some large trees that are starting to lean. Their roots had been cut during the Renovation Project. These will be lost one way or another.
- B. Security at Family Pool – Treasurer Duke said, based upon his evaluation, security is doing much better than during previous observations.

UNFINISHED BUSINESS

- A. Engineering Forensics, Hawaii
 - 1. Shioi Construction Punchlist Completion Progress – Jeff Smith submitted a written report to the Board covering this item, plus some others. There were only 1½ pages of punchlist items left. The final inspection by his (Jeff Smith) company will be next Friday. The Final Report will be submitted by Engineering Forensics, Hawaii after that inspection.
 - 2. Wash House Plans – Bid Results – A written report covered this item. Five (5) companies submitted bids, with Ching Construction being the low bidder to renovate the nine (9) wash houses and a heat pump to each and hot water storage tanks to two. Their bid came to \$392,846.37. Vice President Sokolowski moved to accept Ching's proposal. Treasurer Duke seconded the motion. The motion passed unanimously. The Board agreed to have Engineering Forensics, Hawaii proceed with the Pre-Construction Meeting.

Treasurer Duke moved to authorize the Management Executive to explore the cost of a lease for the Heat Pumps and Water Tanks. Vice President Sokolowski seconded the motion, which passed unanimously.

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UNFINISHED BUSINESS, Cont.

3. Future Paving Project – Vice President Sokolowski moved to authorize Engineering Forensics, Hawaii to submit a proposal to draw up the Year 2002 Paving Project. Treasurer Duke seconded the motion. The motion passed unanimously.

- B. 757 Irrigation/Vegetation Proposal Change – Treasurer Duke moved to approve the new bid from Fred Lau Landscaping for \$124,819.09. Vice President Sokolowski seconded the motion. The vote was two for the motion with President Larrabee opposing. The motion carried.

Treasurer Duke moved to authorize the Management Executive to work with Doug Saulsbury to develop a proposal on drawing up plans for the irrigation system and new vegetation for the rest of Makaha Valley Plantation. These would be two separate bids. Vice President Sokolowski seconded the motion. The vote was two for the motion with President Larrabee opposing. The motion carried.

- C. Security Agreement – Solicit Bids – Seven (7) Requests for Proposals were sent out and due back October 17, 2000.

- D. Burns Security – Maintenance Agreement Renewal – Treasurer Duke moved to try and extend the current agreement at the current rate through the end of the year. Vice President Sokolowski seconded the motion. The motion passed unanimously.

- E. Office Expansion – Air Conditioner Options – Deferred to Executive Session.

- F. Proposed 2001 Operating Budget & Reserve Study - The Management Executive presented the proposed 2001 Operating Budget and Reserve Study. There is no increase in maintenance fees planned. There is a request for a 3% increase in management fees and 3% for employee pay raises. Action deferred to the next Board meeting.

NEW BUSINESS

- A. Ratify Clean Sewer Lines Agreement Approval – Treasurer Duke moved to ratify the President's previous decision to accept the Clean Sewer Lines Proposal to change out a pressure relief valve for the lower side of 754, for \$1,562.49. Vice President Sokolowski seconded the motion, which passed unanimously.

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NEW BUSINESS, Cont.

- B. Committee Formation – Treasurer Duke moved to have the Board form a Recreation Committee for the purposes of exploring the renovation and upgrading of the Recreation Facilities. Treasurer Duke moved to have Greg Sokolowski be the Committee Chair. At the next meeting the Chair is to provide the Board a list of committee members and a committee description. Vice President Sokolowski seconded the motion. The motion passed unanimously.

HOMEOWNER'S FORUM

Several questions were asked by different people with questions ranging from how much bouganvilla would be permitted on the trellis, to parking spots missing their respective numbers, to the new unit numbers installed by Shioi Construction, not looking good.

EXECUTIVE SESSION

The Board adjourned to Executive Session to discuss legal issues at 9:02 p.m.

The Board reconvened to the Regular Board meeting at 9:59 p.m.

The results of the Executive Session are as follows:

- A. Modify Office Plans to reflect what is wanted. Will Jeff Smith, Engineering Forensics Hawaii do this?
- B. The Management Executive proposed to streamline the House Rule Violation Procedure and Fine System. The exact details will be presented to the Board by the Management Executive and Manager.
- C. One request for a Payment Plan to pay off fines to a Tenant was denied.
- D. The Board approved the Management Executive signing the Quite Claim Deeds in the past, however the Board will do it in the future.
- E. Board approved a Deficiency Judgement being filed against one former unit owner.

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- F. As one request for a payment plan was too low, the Board asked that they pay an additional \$50.00 per month. The Manager was directed to see how much rent was being paid.
- G. A new owner asked the Board to waive the attorney fees that occurred because of a previous owner having an Act 39 Lien being filed. The Board stated it had not waived the attorney fees for others, so it could not waive this one.
- H. The Board approved writing off bad debts against former owners of 28B, 63A, 82A and 103A.
- I. Approved filing Non Deficiency Foreclosures against one unit and approving two more payment plans.

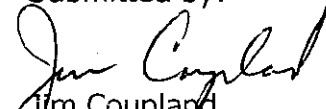
DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Tuesday, October 24, 2000, at 7:00 p.m., Waianae Satellite City Hall.


ADJOURNMENT

There being no further business, the meeting was adjourned at 10:00 p.m.

Submitted by:


Jim Coupland
Recording Secretary

Approved by:


Betty M. Larrabee
Pres. R.O.D.