

AOAO MAKAHA VALLEY PLANTATION
Regular Board of Directors Meeting

Date: September 27, 1994

Place: Conference Room, Waianae Satellite City Hall

Present: President Wayne Thompson, Vice President Cecil Bindel, Treasurer David Duke, Secretary Barbara Van Blyenburg, And Director Blythe Thomas

By Invitation: Assistant Manager Emerald Souza, Property Manager Jim Coupland(Hawaiiana Management)

Call to Order: A quorum being present, President Thompson Called the meeting to order at 7:02 PM.

Approval of minutes of July 26,1994 & August 23, 1994 meetings

It was the concensus of the Board that the Minutes of the Regular meetings of July 26, and August 23 and the "Special Meeting" held on August 23,1994 be approved, after amendment to the July 26 Minutes to note cutting of 1 cleaning employee position and reducing certain budget items by 10%.

Correspondence:

Charles L. Andrews (37C)- Problem with graffiti

Blythe Thomas (181-A)Complaints about lights and "For Sale" sign.

Reports of Officers:

President: Reminded homeowners to use the front office maintenance request list when repairs are needed, since our Maintenance employees are using this list to make necessary repairs.

Vice President: Brought up problems with intercom system. After much discussion it was decided to "Table" and research the problem until a later date.

Secretary: Suggested clear procedures be established for homeowners to report their complaints as follows:

1. Call Security, be sure to write down theguards name, if no result; call President Wayne Thompson.

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Treasurer: Reports the Association is making slow but steady progress and must continue to keep controls that were implemented by the budget committee. Also voiced concerns about unpaid assessments and maintenance fees. Suggested the board might look into having an audit done of past boards expenditures and missing contracts.

Property Manager- Jim Coupland stated a "positive cash flow" and an increase of 2.8% in the proposed budget, which he has presented to the Board. He also voiced concern over the high amount of delinquent maintenance fees and unpaid assessments.

Assistant to the Treasurer:(Betty Larrabee) Indicated that 140 homeowners have not paid anything on their Special Assessment, which totals approximately \$33,000. After much debate it was decided to let the attorney start collection procedures.

Security - Emerald Souza reported the majority of problems are domestic disputes.

COMMITTEES:

Neighborhood Watch- Lehua Silva has ordered I.D. Badges which will identify those that have volunteered, when they are on duty at the pools. She will schedule another meeting with Honolulu Police Dept to discuss "Domestic Violence" in the near future. Will start scheduling monthly meetings.

Budget Committee- Betty Larrabee gave a report on their study made on "over-time", which indicated a substantial reduction in over-time hours for MPV employees has been achieved since the beginning of the year.

Selection of Management Company - Bonnie Harwick indicated that the committee would present their report to the Board before the October 25 meeting. This report would include their final analysis of the 5 different Management companys considered.

Computer Committee - Natalie Robinson is still looking into a new software package for conversion that is "User freindly".

UNFINISHED BUSINESS

Petition to increase the size of the Board- President Wayne Thompson stated that the petition didn't include 25% of existing homeowners signatures requesting an increase. The petition was then given to Emerald Souza to be returned to Mr. Gerard, who had presented the petition to the Board.

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House Rule E-17

The Board approved an Ammendment to allow parking of trailers and boats as long as they didn't extend beyond the marked stall.
For: Thompson, Duke, Van Blyenburg
Against: Bindel, Thomas

New Plants for Office front

The Board approved spending approximately \$128 for new plants in front of office.
For: Thompson, Duke, Bindel, Thomas
Against: Van Blyenburg

Change of Quiet Pool Hours

The hours will be changed from 8:00-9:00 to 8:00 am to 10:00 PM.

Trimming Bouganville

The gardeners are being instructed not to trim too low to the ground around the dumpster trellis. However if they are not trimmed it will damage the trellis.

NEW BUSINESS

Termites

President Thompson reported that 185A has termite infestation. He is in the process of obtaining 3 bids to have termite treatment done on the unit as soon as possible. He encouraged all owners to report any signs of termites to the office.

Picnic Lights

President Thompson indicated that the light switch will remain on in the front picnic area, per several homeowners requests.

Additional Phone Number for Front Gate

President Thompson stated another telephone number can now be used to contact the security guard shack, besides 695-9464 we now can dial 695-8441.

Residents Locked-out of homes

The Association will not be responsible to provide ladders for residents who do not have their key. All that will be provided is a list of locksmiths that they can contact for assistance.

Fine for Littering

President Thompson stated that a fine of \$25.00 will be charged to anyone found littering the property.

Accident-Free Winner

Emerald Souza Assistant Manager received this award for the month of September.

Landscape Contract

Bids are being taken since Aikahi has requested a substantial increase.

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Leaks to Units

President Thompson requested that all residents that still have water leaks, especially in the "C" floor to notify the office. These should be repaired by Rainbow Co. who are still under contract.

Employee Theft

A Motion was approved to immediately terminate any employee who is caught stealing or attempting to defraud MVP. All employees will be required to sign a statement acknowledging this policy.

Unanimous: Thompson, Duke, Bindel, Van Blyenburg, Thomas

Delinquent Notices

A Motion was made to reduce the number of delinquent notices sent out by Hawaiiana Mgmt. to 2, before starting collection procedures.

Unanimous: Thompson, Duke, Van Blyenburg, Thomas, Bindel

Proposal from Pest Control Company

Action Pest Control Co. presented their proposal. The Board still is not ready to make its decision.

Scheduling Annual Meeting

President Thompson has contacted Makaha Sheraton to reserve for next annual meeting. The "Tentative" date will be March 11, 1994 at 9:00 AM. All homeowners who would like to add their input to the Agenda should contact the Board or send it into the Makaha Valley Plantation Board of Directors, prior the agendas preparation.

Adjourn to Executive Session

There being no objection, President Thompson adjourned the meeting to Executive Session at 8:45.

Call Back to Order

At 9:00 PM President Thompson called the meeting back to order.

Adjournment

There being no objection, President Thompson adjourned the meeting at 9:20 PM.

Sincerely Yours,

Wayne Thompson
President
M.V.P. AOA