



1. Re-landscape of Final Phase of Sub Meter/Irrigation Areas – Director Collier stated the areas scheduled for re-landscape last year were still not done and instructed the GM to have those areas landscaped without delay. Director Collier also commented the Board had approved installation of bougainvilla along the rear fence line near the 665 wash house last year and instructed the GM to accomplish the work as soon as possible.

D. Committees

- (a) Security – There was no report. SME Brown informed the Board an owner had reported security problems in the buildings near the back entry to the property to include observations of adolescents jumping the fence. The owner suggested adding bougainvilla along the fence line to the gate entrance. SME Brown reported informing the owner that additional lighting was planned for installation soon and would present her concerns and recommendations to the Board.
- (b) Documents – There was no report.
  - (1) Amendment to Declaration – Deferred.
  - (2) Property Components – Deferred.
  - (3) Adoption of Restated/Revised Documents – SME Brown had not yet received from Steve Glanstein his schedule for finalization and approval of the documents.
- (c) Personnel - There was no report.
- (d) Budget & Finance – Committee Chair Sokolowski had been excused from the meeting. Approval of the draft 2006 budget was deferred pending recommendations from the Committee Chair.
- (e) Communications – There was no report.

UNFINISHED BUSINESS

- A. Structural Investigation Report – The GM reported that approximately fifteen of the scheduled units had been inspected and a second date for additional inspections would be scheduled.
- B. Proposed Easement for M&M Investments
  - (1) Contract - SME Brown reported having received a copy of the signed contract. It was also reported that M&M was waiting on final approval from the City & County before installing the dust barrier or initiating the agreement.
  - (2) Dust Barrier -. Deferred.

C. Landscape Modifications

- (1) Coconut Palm Trees – The GM reported that approximately ten coconut trees next to paved parking areas had been identified for removal. Deferred pending bids for the work.
- (2) Removal of Infested Wili Wili trees – The GM was instructed to proceed with removal of remaining trees.

D. Hot Water Heater Storage Tanks – The GM reported the leaking hot water heater had been replaced.

E. Unit Electric Meters – Director Collier moved to approve the hire of Douglas Engineering to investigate the requirement by HECO that individual unit electric meters for each owner unit be upgraded to current building code at the time of meter socket replacement, and if the requirement is confirmed, to allow the engineer to write specifications and prepare design plans for the work. The motion passed with unanimous consent.

**NEW BUSINESS**

A. Owner Correspondence

- (1) Request to Allow ADA Modification – The Chair explained an owner claimed previous denial by the Board of Directors in 1998 for a request to make reasonable ADA modifications to the common elements to install a wheelchair ramp to accommodate a disabled resident in the owner unit. The Chair stated there was a letter of approval from the Board of Directors for the owner to make the modifications, subject to review of the plans. The Chair stated the owner file also contained a copy of the proposed drawings but no documentation approving the had been found. The drawings for the desired wheelchair ramp and the bid confirming the design from general contractor James Miller had not been distributed with the board packet. Approval of the plans was deferred. Director Cunningham moved to approve the owner's renewed request to make ADA modifications to the common elements to install a wheelchair ramp and to install an electrical outlet at the exterior of the owner's unit, subject to receipt and review of construction and electrical plans and permits, and provided all work was be performed by appropriately licensed and insured contractors, with removal of all modifications and restoration of the common elements to original design when the modification is no longer needed. The motion passed with unanimous consent.

**RECESS**

The meeting was recessed at 7:40 p.m. and reconvened at 7:55 p.m.

**EXECUTIVE SESSION**

The Board entered Executive Session at 7:55 p.m. and reconvened into regular session at 8:20 p.m. The following actions were taken:

1. Director Mead moved to deny an owner's request to pay \$2.50 per month for the special assessment for the insurance premium for her unit for which the monthly assessment rate is \$98.44. The motion passed with unanimous consent.
2. The Board agreed the meter closet is an association expense but the meter socket is the owner's expense, as adopted by resolution at the August 30, 2006 meeting.
3. Director Collier moved to amend the association documents and House Rules to reflect owner responsibility concerning the electric meters. The motion unanimously passed.
4. Director Sokolowski made recommendations concerning employee salaries that were unanimously agreed upon by the Board.

### **NEXT MEETING**

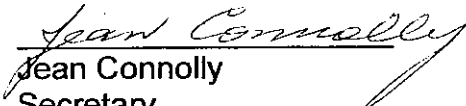
The next regularly scheduled Board of Directors meeting will be on Wednesday, October 25, 2006 at 6:30 p.m. at the Kiana Cabana on site.

### **ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 8:20 p.m.

Submitted by:

Hawaiiana Management Company,  
Agent for Makaha Valley Plantation  
Sheryl Brown, CMCA®, Senior Management Executive,  
Recording Secretary

  
Jean Connolly  
Secretary

CONCERNS:

Very slippery steps in the pool.

Amber heffron Unit 108A

Robin heath 194A 664-9004