

MAKAHA VALLEY PLANTATION  
BOARD OF DIRECTORS' MEETING  
TUESDAY, SEPTEMBER 28, 1999 – 7:00 P.M.

A G E N D A

- I. CALL TO ORDER
- II. ESTABLISH A QUORUM
- III. HOMEOWNER'S FORUM
- IV. SECURITY REPORT
- V. COMMITTEE REPORT – Y2K
- VI. APPROVE MINUTES OF THE AUGUST 24, 1999 BOARD MEETING
- VII. TREASURER'S REPORT
  - A. Delinquency Report
    1. 45-B
- VIII. MANAGEMENT EXECUTIVE REPORT
- IX. MANAGER'S REPORT
- X. UNFINISHED BUSINESS
  - A. Renovation Project
    1. Status – Engineering Forensics
    2. Painting Options – Spray/Spray & Backroll/Rolled On
    3. Color Choices Louvers – Basic or Trim
    4. Power Washing
  - B. Document Amendment Status
  - C. Temp Hire Maintenance Work – Priorities/Duration
  - D. Security Gate to Water Meters
- XI. NEW BUSINESS
  - A. Proposed 2000 Operating Budget & Reserve Study
  - B. Request to Install A/C – 44C
  - C. Ratify Purchase Circulating Pump – 664 Wash House
- XII. EXECUTIVE SESSION (As Required)
- XIII. DATE, TIME AND PLACE OF NEXT MEETING  
Tuesday, October 26, 1999, 7:00 p.m., Waianae Satellite City Hall
- XIV. ADJOURNMENT

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
TUESDAY, SEPTEMBER 28, 1999  
7:00 P.M., MAKAHA VALLEY PLANTATION FAMILY POOL CABANA

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Makaha Valley Plantation was called to order at 7:09 p.m., by Vice President Castro.

ESTABLISH A QUORUM

Members Present: Bobbie Castro  
David Duke  
Alvin Silva

Members Excused: Bette Larrabee  
Dale Fajardo

Present by Invitation or as Guests: Peggy Hoots, Manager  
Jim Coupland, Hawaiiana Management Co., Ltd.  
Major Rene Henderson, Burns Int'l Security Services

HOMEOWNER'S FORUM

- A. Loretta McDaniel – 182A – Ms. McDaniel submitted a letter to the Board prior to the meeting. She asked about several proposed document amendments, but none had passed. She was concerned about home values dropping. She informed those in attendance she would be starting a Petition to have the owner of Hale Molokai property, clean it up and reduce noise levels after hours.
- B. Mrs. Odum – 38C – Mrs. Odum asked why the sauna in the Quiet Pool had been shut down since 1989. The Board will investigate.
- C. Mr. Buscemi – 182B – Mr. Bishop asked whether the new building colors could be reversed. The Board will look into it, but thought all the paint was ordered or already here.
- D. Tena James – 159A – Ms. James presented the Board a letter which primarily asked why the Board did not comply with the By-Laws and have the owners approve the paint color change. The Board said it would provide her the Attorney's opinion letter on the subject.
- E. Greg Sokolowski – 122A – Mr. Sokolowski felt some of the workmanship in the Renovation Project was not good. This was taken under advisement.

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HOMEOWNER'S FORUM, Cont.

- F. Coralie Hartwell – 126A – Ms. Hartwell asked that the Board place a lock on the back pedestrian gate so that residents could pass through.

SECURITY REPORT

Major Rene Henderson, Burns Security International Services, briefed the various statistics for the past month. Following her report, she departed at 7:42 p.m.

The rest of the meeting was taken out of sequence.

EXECUTIVE SESSION

The Board adjourned to Executive Session at 7:43 p.m., to discuss legal matters.

The Board then relocated the meeting to the Manager's Office, as it was too hard to see at the Family Pool Pavilion. The Executive Session began again at 7:50 p.m.

The Board reconvened to the Regular Board meeting at 9:40 p.m.

The Board took the following actions during Executive Session.

1. Approved the new painting concept of spraying, back-rolling and misting, at an additional cost of \$75,985.00.
2. Approved replacing the roofing shingles on seven (7) townhouses with DecraBond, at an additional cost of \$31,500.00.
3. Approved painting the wooden louvers the trim color.
4. Approved owner of 126A request for a payment plan.
5. Approved the Attorney filing non-judicial foreclosures for appropriate cases.
6. Approved painting the lanai decking, railings and pickets the trim color.
7. Requested Engineering Forensics to obtain a letter from the painter/Shioi, stating there would be no more changes or additions concerning painting.

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EXECUTIVE SESSION, Cont.

8. Approved writing off prior owners, 93B and 180A, delinquent accounts.
9. Approved a Skip Trace to locate former owner of 45B.

COMMITTEE REPORT – Y2K – Deferred to the next meeting.

APPROVE MINUTES – Deferred to the next meeting.

TREASURER'S REPORT – Deferred to the next meeting.

MANAGEMENT EXECUTIVE'S REPORT – Deferred to the next meeting.

MANAGER'S REPORT – Deferred to the next meeting.

UNFINISHED BUSINESS

- A. Renovation Project – Covered in Executive Session.
- B. Document Amendment Status – Although several more Written Consent Forms were received, no additional amendments passed.
- C. Temp Hire Maintenance Work – Priorities/Duration – Covered in Executive Session. They are to be terminated at the end of this week.
- D. Security Gate to Water Motors – Deferred to the next meeting.

NEW BUSINESS

- A. Proposed 2000 Operating Budget & Reserve Study – This was delivered to the Board at the start of the meeting. The proposed budget calls for no increase in maintenance fees and does not include an expense category for writing off bad delinquent accounts. Action deferred to the next meeting.
- B. Request to Install A/C – 44C – By unanimous consent of the Board, the request to install an air conditioner in a unit 44C bedroom was approved.
- C. Purchase Circulating Pump 664 Wash House – By unanimous consent, the Board approved having TR Enterprise, Inc., install a new circulating pump in the 664 Wash House for \$665.00.

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NEW BUSINESS, Cont.

- D. Demand Letter Timing – By unanimous consent, the Board approved slipping the C-3 letter to 45 days from the due date, for the time being.
- E. Investments – The Board directed the management executive to take \$100,000.00 out of the Checking Account and purchase a Treasury Bill.

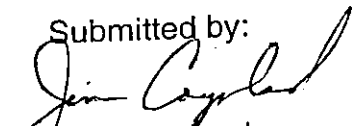
DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Tuesday, October 26, 1999, at 7:00 p.m., Waianae Satellite City Hall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:55 p.m.

Submitted by:

  
Jim Coupland  
Recording Secretary

Approved by:

  
Alvin Silva  
Secretary