

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF MAKAHA VALLEY PLANTATION
January 24, 2007
ON SITE -Kiana Cabana**

OWNER'S FORUM

At 6:35 p.m., the Chair welcomed new owners and opened the floor for those present to address the board. The Chair thanked everyone for their comments and closed owner's forum at 7:28 p.m.

CALL TO ORDER

The regularly, scheduled meeting of the Makaha Valley Plantation Board of Directors was called to order at 7:29 p.m. by the Chair, President Monty Glover.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Monty Glover Robin Heath Jim Sherman Jean Connolly
 Greg Sokolowski Frank Mead Marjorie Collier

Members Excused/Absent: None

By Invitation: Tiso Maanaina, AOA Security Supervisor
 Otis King, General Manager (GM) – Excused from Meeting
 Shirley Landford, Administrative Assistant
 Sheryl Brown, CMCA®, Senior Management Executive, Hawaiiana Management Co., Ltd. (SME)

APPROVAL OF AGENDA

Director Sokolowski moved to approve the meeting agenda as presented. The motion passed with unanimous consent.

APPROVAL OF MINUTES

The minutes of the regular Board of Directors meeting of December 6, 2006 were approved as presented.

REPORTS

- A. Security - Securitas area representative Donald "Ty" Tyaskewicz addressed the protocol for Securitas document enforcement to the Board, stating their staff are trained to strictly enforce house rules or other association documents in accordance with Securitas standard operating procedures without exception, and without authority to employ personal judgment to modify their response or enforcement in any given situation, including the ability to make a "judgment call" in the field. Director Collier requested the procedures for enforcement of illegally parked vehicles be modified to include a procedure to attempt to locate vehicle owners of illegally parked cars to allow the vehicle owner to first move the car prior to issuing an order to tow or assessment of a citation and/or fine. Director Sokolowski commented that illegally parked cars is a frequent and recurring offense.

- B. Treasurer – The Chair reviewed the December 2006 financial statement and commented that year end totals for expenses were true to budget allowance.
- C. General Manager's Report – The GM report had been previously distributed to the Board. The maintenance supervisor commented the Lawnsweeper was working well, producing a savings of thirty six man hours per week.
- D. Committees
1. Security – Committee Chair Mead had recently been appointed to the committee, therefore, there was no report for this meeting.
 2. Documents – Director Collier thanked association manager Sheryl Brown for the training meeting organized and presented on Monday, Jan 22nd 2007, with guest speaker Attorney John Morris. SME Brown reminded the Board Mr. Morris had requested an extension to prepare the restatement of the documents. The Board instructed the management executive to notify the association attorney to identify responsibility for repair/replacement of owner unit components.
 3. Personnel - Committee Co-Chairs Jim Sherman and Robin Heath deferred comment to the next meeting at which time recommendations will be presented.
 4. Budget & Finance – Committee Chair Sokolowski had no report.
 5. Communications – Committee Chair Glover reported there had been a lot of activity on the web site. Mr. Glover reported he was researching possibilities to generate income via communications tools and was working towards a secure page on the site for posting association minutes and financials.

UNFINISHED BUSINESS

- A. Structural Investigation Report – The GM reported that Smith Hawaii had not received the data from the structural engineer to finalize their report. Deferred.
- B. Proposed Easement for M&M Investments – Director Collier confirmed that M&M Investment was in compliance with rodent control. Director Mead suggested the Board consider further negotiations for M & M Investments to lease a portion of association property at the #665 wash house area to accommodate their request for land to create eight (8) additional parking stalls on their property. The Chair appointed Director Mead to chair an ad hoc committee for this purpose.
- C. Ratify Board Action Approving Allowance for Replacement Trees for Removal of Coconut Palms – Director Mead moved to ratify the Board decision to approve an allowance up to \$3400.00 to replace the coconut palms that had been approved for removal because of the close proximity of the palms to the parking areas. The motion passed with unanimous consent.
- D. Board Member Training – The Board unanimously agreed to schedule training in late February or early March for education on association insurance coverage.

NEW BUSINESS

- A. Owner Correspondence –Director Sokolowski moved to approve an owner's request to keep a third dog, a pup from a litter whelped just prior to the owner's move to the property, for a six month period, to allow the purchaser of the pup to complete construction of his home to allow for accommodations for the pet. Directors Sokolowski & Collier voted "aye". The motion failed by majority "nay" vote of Directors Glover, Heath, Mead, Connolly and Sherman.
- B. Telethon – The Chair announced a telethon had been scheduled for Saturday, February 10th, 2007 at 9:00 a.m. on site to solicit written consent votes for the bylaw amendment concerning supplemental insurance coverage.
- C. Orange Vehicle Bar Codes – The Board unanimously agreed to discontinue the use of orange bar codes for vehicles renting association rental stalls. The Board unanimously agreed to allow distribution of the orange bar codes to non-resident owners and/or owner agents for restricted property access between 8:00 a.m. to 6:00 p.m. The Board deferred decision to allow vehicles displaying orange bar codes to park in guest stalls.
- D. Resolution to discontinue practice of copying/retaining copies of documents containing personal information. – Director Mead presented a resolution, adopted by unanimous consent of the Board, to discontinue the practice of copying and retaining copies of documents containing resident's personal identification information.
- E. Association Enforcement of Vehicle Licensing and Insurance – Deferred.
- F. Playground – The Chair appointed Director Sokolowski to chair ad hoc committee to research the expense and issues for potential liability to implement a playground area for children.
- G. Putting Green - Deferred pending solicitation of potential changes of use for that area,

EXECUTIVE SESSION

The Board entered Executive Session at 8:00 p.m. to discuss delinquent accounts. The Board agreed to disclose actions taken during Executive Session and re-entered regular session at 8:55 p.m. The following actions were taken:

- 1. Owner Request for Payment Plan – The Board countered an owner's proposed payment plan with the condition that the owner pay an additional one half of each month's maintenance fees in addition to the monthly maintenance fee payment until the delinquent amounts had been paid in full, rather than the proposed payment of one additional maintenance fee payment every other month. The Board also agreed to suspend all past and future late fee charges to be waived upon full repayment of all delinquent maintenance fees and legal fees. The Board stipulated that all past and future late fees were to be assessed to the owner's account for any default of the payment plan as set forth and agreed to by all parties.

2. Owner Requests for Waiver of Late Fees – The Board agreed to waive late fees for three owner maintenance fee accounts as each owner had paid all delinquent maintenance fees in full.

NEXT MEETING

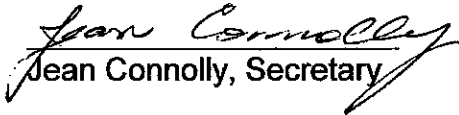
The next regularly scheduled Board of Directors meeting will be held on site, Wednesday, February 28, 2007 at 6:30 p.m. at the Kiana pool cabana.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 8: 55 p.m.

Submitted by:

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


Jean Connolly, Secretary