

**MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
OCTOBER 15<sup>TH</sup>, 2007, 6:30 p.m.  
ON SITE -Kiana Cabana**

**OWNER'S FORUM**

At 6:30 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 6:54 p.m.

**CALL TO ORDER**

The regularly, scheduled meeting of the Makaha Valley Plantation Board of Directors was called to order at 6:54 p.m. by the Chair, President Monty Glover.

**ESTABLISH A QUORUM**

A quorum was established.

Members Present: Monty Glover Robin Heath Greg Sokolowski  
Jean Connolly Marjorie Collier

Members Excused/Absent: Jim Sherman

By Invitation: Otis King, General Manager (GM)  
Shirley Landford, Administrative Assistant  
Sheryl Brown, Assistant General Manager  
Ralph Ahles, Senior Management Executive, Hawaiiana Management Co., Ltd. (SME)

**APPROVAL OF AGENDA**

The agenda was revised as follows:

Reports, Item B, Treasurer, Item #4, "Investments";  
Unfinished Business, Item D, "Election of Director";  
New Business, Item A, Owner Correspondence, Item (1), Owner Request to Reduce Fines.

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

**APPROVAL OF MINUTES**

The minutes of the regular Board of Directors meeting of September 17<sup>th</sup>, 2007 were approved as revised, Agenda Item D, Committees, Item 6, Grounds, striking items "a" through "l".

**REPORTS**

- A. Security – Association Security Chief Tiso Maanaima reviewed the security report.
- B. Treasurer – Director Sokolowski reviewed the financial statement for September 2007.

- (1) 2008 Budget – Director Sokolowski moved to approve the 2008 budget as presented subject to personnel committee recommendations concerning staffing or wages. The motion passed with unanimous consent.
- (2) Investments – The Board unanimously agreed to invest association reserve funds into Certificates of Deposit to earn a higher rate of interest than the existing liquid savings accounts.

C. GM & GMA Reports – Previously distributed to the Board.

D. Committees

1. Security – There was no report.
2. Documents – Director Collier moved to adopt a resolution as revised to amend the House Rules. The motion passed with unanimous consent. A copy of the resolution is attached and shall become a part of the minutes.
3. Personnel – Director Sherman moved to adopt the Employee Handbook as presented for distribution to the staff. The motion passed with unanimous consent.
4. Budget/Financial – There was no report.
5. Communications – There was no report.
6. Grounds – There was no report.
7. Community Events Committee – The Chair dissolved the committee.
8. Ad Hoc Committee for Association Management Contract – Deferred to Executive Session.

**UNFINISHED BUSINESS**

- A. Structural Investigation Report – The GM reported that Smith Hawaii was still working on bid documents. Deferred.
- B. Oceanview Estates Easement Negotiations – Managing Agent Representative Ralph Ahles reported the association attorney still had not received any documents from Oceanview Estate representatives.
- C. Wooden Louver Windows – Deferred pending legal opinion.
- D. Election of Director – Director Sokolowski moved to elect owner Shannon Palacio to the Board of Directors to serve until the next annual election of directors in 2008. Directors Sokolowski, Glover, Collier, Heath and Connolly voted “aye”. Director Sherman abstained from voting. The motion passed with majority vote.

## **NEW BUSINESS**

### A. Owner Correspondence

- (1) Owner Request to Reduce Fines – Director Sherman moved to reduce the fines assessed from \$450.00 to \$225.00. The motion passed with unanimous consent.
- (2) Owner Request to Reconstruct Common Entry Stairwell Steps – Deferred to the next meeting. The GM was directed to check the existing stair step height and obtain any information available concerning construction requirements for stair steps.

## **RECESS**

The meeting was recessed at 8:25 p.m.

## **RE-CALL TO ORDER**

The meeting was re-called to order at 8:35 p.m.

## **EXECUTIVE SESSION**

The Board entered Executive Session at 8:35 p.m. and re-entered Regular Session at 9:05 p.m.

## **DATE, TIME & PLACE OF NEXT MEETING**

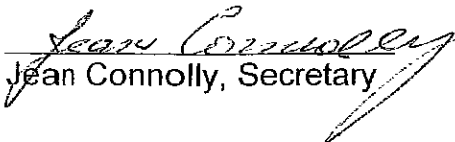
The next regularly scheduled Board of Directors meeting will be held on site, Monday, November 19, 2007 at 6:30 p.m. at the Kiana Cabana.

## **ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 9:05 p.m.

Submitted by:

Sheryl Brown, Assistant General Manager,  
AOAO MAKAHA VALLEY PLANTATION  
Recording Secretary

  
Jean Connolly, Secretary