

MINUTES

AOAO MAKAHA VALLEY PLANTATION REGULAR MEETING OF THE BOARD OF DIRECTORS

On-Site (Kiana Cabana)
84-786 Ala Mahiku Drive
Waianae, HI 96792
Tuesday, October 25, 2011

- I. **CALL TO ORDER**: Noting the presence of a quorum, President Collier called the Meeting to order following the owner's Forum at 7:00 p.m.
- Present: President Marjorie Collier, Vice President Tommy Sowell, Secretary Lawrence Moore, Treasurer Gregory Sokolowski and Director Robin Heath
- Excused: Director(s) James Sherman and Lorraine Telford
- Invited: General Manager Joseph Nunuha and Hawaii First, Community Association Manager, Keith Brunner
- II. **MINUTES**: The Minutes of the Regular Board of Directors Meeting held on Tuesday, August 23, 2011 were unanimously *approved* as submitted.
- III. **TREASURER'S REPORT**:
- A. **Financial Statements**: The Financial Statements for the months ending May 31, 2011, June 2011, July 2011 and August 2011 were unanimously *accepted* subject to audit.
- B. **Delinquencies**: Deferred to Executive Session.
- IV. **GENERAL MANAGER'S REPORT**: General Manager Nunuha provided his written report, which is on file, and there was general discussion.
- V. **ASSOCIATION MANAGER'S REPORT**: Covered else where in these Minutes.
- VI. **COMMITTEE REPORTS**:
- A. **Security**: No report
- B. **Personnel**: No report.
- C. **Communications**: No report.
- D. **Buildings and Grounds**: No report.

- E. Green Committee: Trs. Sokolwski updated everyone on the slow process and many facets of obtaining a satisfactory contract and loan agreement for the purchase of a Photo-Voltaic System
- F. Transition Committee: Chair Sowell provided a verbal summary and suggested the association look into hiring a new Realtor to handle the rentals.

VII. UNFINISHED BUSINESS:

- A. Update on Written Consent for Photo Voltaic System Loan: The association manager summarized the difficulty of finding willing banks to bid on a PV Loan.
- B. ECO Project Letter: It was unanimously *approved* to *ratify* the e-mail approval of employing Hawaii ECO Project to seek vendors and financing for a PV project on a performance cost basis.
- C. Accuity Letter: It was unanimously *approved* to spend up to \$20,000 in order to obtain a letter of opinion from Accuity regarding the Federal and State Government rebates offered for PV projects, but only after HECO had first granted their approval of the project.
- D. 2012 Budget: The 2012 Budget was unanimously approved with a 2.03% overall increase in maintenance fees
- E. Ocean View Estates Easement: The CAM informed the Board that OVE was seeking to use an old easement along the edge of MVP and that they would like to met at the property to study the location.
- F. Culvert Easement: The GM reported that he was contacting an engineer who had previously worked on the valley drainage system.


VIII. NEW BUSINESS:

- A. Equipment Purchase: It was unanimously *approved* for the GM to purchase "the Cyclone Rake" upon confirming it's effectiveness by contacting another user on the island.
- B. House Rules: Secretary Moore discussed revisions to the House Rules affecting parking passes; recycle bins; medical marijuana as well as other items.
- C. New Rental Realtor: At V.P. suggestion the Board unanimously *approved* employing Allen Fahrni as the new Realtor to rent out the MVP owned units.

D. Halloween: It was unanimously approved to allow the Community Watch Group to sponsor a Halloween party for the community children.

- IX. EXECUTIVE SESSION: The Board of Directors went into Executive Session at 7:57 p.m. to discuss Personnel and Legal matters and adjourned from Executive Session at 8:20 p.m.
- X. NEXT MEETING: The next Regular Meeting of the Board of Directors will be **AT THE CALL OF THE PRESIDENT**, TBD, On-Site (Kiana Cabana), 84-786 Ala Mahiku Drive, Waianae, HI at 6:30 p.m.
- XI. ADJOURNMENT OF EXECUTIVE AND REGULAR SESSIONS: There being no further business to discuss and hearing no objections, President Collier adjourned the meeting at 8:21 p.m.

Approved:


Lawrence M. Moore, Jr. Secretary

Hawaii First, Inc.
Agent for AOAO MAKAHA VALLEY PLANTATION
Keith Brunner, Community Association Manager