

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, June 28, 2011**

- I. CALL TO ORDER:** Noting the presence of a quorum, President Collier called the Meeting to order at 7:47 p.m.

Present: President Marjorie Collier, Vice President Tommy Sowell, Secretary Lawrence Moore, Treasurer Gregory Sokolowski, and Director(s) Lorraine Telford

Excused: Director James Sherman and Robin Heath

Invited: General Manager Joseph Nunuha and Hawaii First (Managing Agent) Association Manager, Keith Brunner

- II. MINUTES:** The Minutes of the Regular Board of Directors Meeting held on Tuesday, April 19, 2011 were approved as submitted by unanimous consent.

III. TREASURER'S REPORT:

A. **Financial Statements:** The Financial Statements for the months ending March 31, 2011 and April 30, 2011 were accepted as submitted by unanimous consent, 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:** Chair Moore gave a verbal report.

B. **Personnel:** No report.

C. **Communications:** No report.

D. **Buildings and Grounds:** No report.

- E. Green Committee: Chair Sokolowski summarized the need for reducing energy costs at MVP and the need to move forward with installing a photovoltaic system as soon as possible in order to take advantage of certain government rebates.
- F. Transition Committee: Chair Sowell provided a verbal summary and answered questions about the association foreclosure and unit rental process.

VII. UNFINISHED BUSINESS:

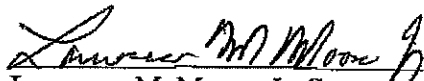
- A. Ocean View Estates Sub-Meter: The Association Manager reported that he had calculated an approximate invoice to present to Ocean View Estates, however, the amount was relatively minor (\$252 since inception over 1 year ago) and billing more than once a year would not be cost effective. The Board unanimously approved making arrangements to with O.V.E. to set up an annual billing program.
- B. Declaration and By-Laws Restatements: The Board approved returning the draft By-Law Amendments to the attorney in order to prepare the final version for recordation.
- C. Update on Written Consent to Require Owner Unit Insurance: The Association Manger reported only minimal progress on the Consent to Require Unit Owner's have Insurance. Tally: 37.245, For; 11.05, Against. Time to respond would run out in August.
- D. Painting Contract Review: Trs. Sokolowski reported that the painting contract was being finalized with Consolidated Painting.
- E. Rain and Runoff Problems: The General Manger was talking with the golf course about the drainage easement.
- F. Photo Voltaic System: Because the installation of a photo voltaic system will require the association to take out a loan and eh law requires a simple majority of the owners to approve the loan before an application can be made Treasure Sokolowski motioned for the association to send out a Written Consent Ballot authorizing the Board to apply for a loan of up to \$2.8 million dollars for the purpose of installing a photo voltaic system at MVP. The motion was seconded by V.P. Sowell and approved unanimously.

VIII. NEW BUSINESS:

- A. Approval of 2011 Annual Meeting Minutes: Trs. Sokolowski motioned to approve the 2011 Annual Meeting Minutes as submitted. V.P. Sowell seconded the motion and the Minutes were approved unanimously.

- IX. EXECUTIVE SESSION:** The Board of Directors went into Executive Session at 9:10 p.m. to discuss Personnel and Legal matters and adjourned from Executive Session at 9:58 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 9:58 p.m.

Approved:


Lawrence M. Moore, Jr. Secretary

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