

**MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF MAKAHA VALLEY PLANTATION  
September 17<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)  
                  Shanalee Kaleiopu, Field Operations Coordinator  
                  Brysan Isaacs, Maintenance Staff  
                  Shirley Landford, Administrative Assistant  
                  Sheryl Brown, Assistant General Manager  
                  Ralph Ahles, Senior Management Executive, Hawaiiana Management Co., Ltd. (SME)

**APPROVAL OF AGENDA**

The Chair added adoption of the proposed House Rule revisions to the agenda. Director \_\_\_\_\_ moved to approve the meeting agenda as revised. The motion passed with unanimous consent.

**APPROVAL OF MINUTES**

The minutes of the regular Board of Directors meeting of July 25, 2007 were approved as presented.

**REPORTS**

- A. Security – Association Security Chief Tiso Maanaima reviewed the security report.
- B. Treasurer – Director Sokolowski reviewed the financial statement for August 2007. Director Sokolowski moved to adopt a resolution to declare all of the delinquent owner maintenance fee accounts as reflected on the "Aging Delinquent Account Report" of the August 31, 2007 monthly financial statement, totaling the sum of \$152,593.62, as absolvent; further, the absolvent accounts shall be removed from the association's financial reports. The motion passed with unanimous consent.

C. GM Report – The GM report had been previously distributed to the Board. The following items were discussed:

1. Landscape Renovations – The current landscape renovations were discussed. The GMA presented a sketch of the proposed renovation of the front planting area of units 191-196 in the 664 area. The Chair confirmed that re-planting of all areas that had not yet been accomplished since the irrigation project had been completed, were to continue as currently in progress. The board also confirmed that the plants were to conform with the original design plan and/or the overall existing landscape them. The Board also approved plant substitutions/additions for less expensive or more drought tolerant species that fit within the design scheme.

D. Committees

1. Security – There was no report.
2. Documents – Director Collier presented house rule revisions for adoption by the Board. Deferred.
3. Personnel - Deferred to Executive Session.
4. Budget/Financial – There was no report. Director Sokolowski had received the draft budget from the GMA August 2007 and reported it was under review.
5. Communications – There was no report.
6. Grounds – The Chair recognized committee member Lika Jordan to report for the committee. Ms. Jordan gave a verbal report as follows:
  - (a) Requested that all landscape areas be given equitable consideration;
  - (b) Requested committee member input for new landscaping and use of xeriscape plants;
  - (c) Requested trees to be trimmed;
  - (d) Requested action to prevent sprinklers from spraying vehicles;
  - (e) Commented that some landscape areas seem to get attention daily while other areas do not;
  - (f) Requested if landscape maintenance practices causing excessive equipment noise could be adjusted to lower the noise levels;
  - (g) Inquired if the car wash area was being used as a nursery;
  - (h) Inquired if there was a compost area;
  - (i) Requested that less vegetation be used in relandscaping;
  - (j) Inquired if there was a charge to remove green waste;
  - (k) Requested reminders by the office staff for landscape committee meetings;
  - (l) Requested replacement of all coconut palm trees.

7. Community Events Committee – There was no report.
8. Ad Hoc Committee for Association Management Contract – The Chair directed the GMA to provide the management bid comparison data to committee members Robin Heath, Jean Connolly and Greg Sokolowski.

### **UNFINISHED BUSINESS**

- A. Structural Investigation Report – There was nothing new to report. Deferred.
- B. Oceanview Estates Easement Negotiations – Managing Agent Representative Ralph Ahles reported that Oceanview representatives were reviewing the proposed easement plan.
- C. Oceanic Cable Contract Renewal – Director Sokolowski moved to renew the contract with Time Warner Oceanic cable for basic service only. The motion passed with unanimous consent.
- D. Main Sewer Line Cleanouts – Deferred pending a plot plan of the main sewer lines and current landscape trees to identify plumbing lines having the potential for invasive root systems problems for video.
- E. Hurricane Clips – Association insurance broker Sue Savio reviewed the information provided by the hurricane consultant Gerald Peters and determined there would be no additional credit or reduction of insurance premium rates by installation of hurricane clips, because the devices could not be installed "post construction" to secure the roofing structures to the building support beams.
- F. Employee Handbook – Tabled pending committee recommendations.
- G. Wooden Louver Windows – Deferred pending legal opinion as to whether the wooden jalousies could be replaced with glass without an amendment to the association documents.
- H. Association Management Contract – Tabled pending committee recommendations.
- I. Salt Water Chlorine Systems for Pools – Director Collier moved to ratify the Board's action to replace the existing chlorine systems that were inadequate due to the high volume of pool bather use, with new self cleaning systems purchased from and installed by Natural Salt Pools at a cost of \$17,000.00. The motion passed with unanimous consent.
- J. Jacuzzi Tub Resurfacing/Replacement – Deferred pending further research.

## NEW BUSINESS

### A. Owner Correspondence

- (1) Owner Request to Pay Delinquent Account in Full By October 2007 – The Board unanimously agreed that collection proceedings would continue until the account was paid in full.
- (2) Owner Request to Waive Fine in Exchange for Volunteer Services – Director Heath moved to ratify the Board's decision to allow volunteer landscape clean up services to be conducted by a resident in lieu of fines, provided a waiver of liability were secured from the resident prior to the services being performed. The motion passed with unanimous consent.

B. Window Tinting – Director Sokolowski identified the correct window tint film sample provided by TNT as Vista Celeste and moved to adopt this product as the approved tint color for all windows. The motion passed with unanimous consent. The Chair instructed the GM to post the approved tint color on Channel 2.

C. Tree Trimming Contract – The Board unanimously ratified their decision to accept the two year tree trimming contract from Hawaii National Landscape in the amount of \$39,000 for 2007 and \$38,000 for 2008. The motion passed with unanimous consent.

D. Lanai Storage – Director Sokolowski moved to allow lanai storage containers that meet approved specifications, to be determined, for the "A" units only. Director Collier voted "nay". The motion passed with directors Connolly, Sokolowski, Heath and Glover voting "aye".

## EXECUTIVE SESSION

A brief Executive Session to discuss delinquent owner accounts was called to order at 8:15 p.m. The Board re-entered regular session at 8:50 p.m.

## DATE, TIME & PLACE OF NEXT MEETING

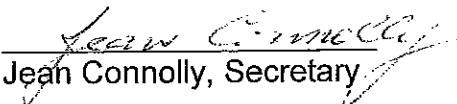
The next regularly scheduled Board of Directors meeting will be held on site, Monday, October 15, 2007 at 6:30 p.m. at the Kiana Cabana.

## ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 8:50 p.m.

Submitted by:

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

  
Jean Connolly, Secretary