

# **HAWAIIAN SHORES COMMUNITY ASSOCIATION**

## **MINUTES OF THE BOARD OF DIRECTORS MEETING**

### **FEBRUARY 19, 2025 6:00 PM**

The regular meeting of the Board of Directors of Hawaiian Shores Community Association (HSCA) was held at the Stables (Community Center). A quorum was established. Eileen O'Hara, the President, presided. The meeting was called to order at 6:03 P.M.

Directors present: Eileen O' Hara, Jeff Sargent, Jeffrey Kraybill, Mike Tompkins, Lori Tetrault, Kathy Klawitter Polly Quigley and Vladimir Vorobets. Also, in attendance S'mon Gago, Office Manager, and Barbara Barr Office Accountant.

Absent: Kathy Morgan

On Zoom: Lucille Walsh & Tim Manning

Member Present: Cathryn Chellis, William Schofield, and Tom Cumming

#### **ANNOUNCEMENTS –**

- a. Town Hall Meeting – Thanking Mike for all the work he has done.
- b. Welcoming First-Time Member Attendees – William Schofield & Cathryn Chellis, and Lucille Walsh

**COMMENTS ON AGENDA ITEMS BY MEMBERS – 3 MIN. LIMIT –** None

#### **APPROVAL OF MINUTES**

*Kathy Klawitter moved to approve the January 15, 2025, Board of Directors meeting minutes. Jeff Sargent seconded the motion. The motion passed unanimously.*

**WRITTEN COMMUNICATIONS –** None

**STATEMENTS OR CONCERNS FROM DIRECTORS –** None

#### **REPORTS**

**Office Manager Report-** S'mon Gago reported Barbara will be out of the office Thursday and Friday. The Notary exam is Scheduled for March 21<sup>st</sup>. Joy Gannon will be speaking at the annual meeting and Mark Prescott will be there to help answer any questions. Cindy Caldicott asked if she could park a container on the easement for two days while they pack. Good Neighbor of the Month Suggestion: Kimo Peleiholani-Blankenfeld.

**Maintenance Foreman Report –** Tim Manning reported that the water tank level transducer went out. And all booster pumps need new check valve replaced.

*Mike Tompkins moved to approve the purchase of the check valves not to exceed \$12,500. Lori Tetrault seconded the motion. The motion passed unanimously.*

*Lori Tetrault moved to approve the SCADA & Control bill of \$1,638.74. Polly Quigley seconded the motion. The motion passed unanimously.*

*Vladimir Vorobets moved to approve the Sanford material gravel not to exceed \$2,200. Jeff Sargent seconded the motion. The motion passed unanimously.*

**Accounting Report:** Barbara Barr reported Assessments are still coming in. Litters will go out March first for those who need to still pay. Liens will be placed on those who has not paid the 2024 - 2025 Assessment years in May. 40 accounts are on payment plan for 2025. Clander have been selling.

- a. Edward Jones Maturing CDs – No changes made.

**Financial Report –** Jeffrey Kraybill reported Cash is \$325,634.95, Investments are \$775,984.62 Long-term Liability is \$2.42 Million, Assessment are above budget %10. Water is under budget by 10%. New water service connections are 200% above budget. Infrastructure impact fees are 300% above budget. Escrow Fees are below budget by 40%. Guest Fees are 6% over budget. Interest and Investment income are over budget. The DWSRF Transceiver Loan was forgiven and was credited to income. Total income is above budget by 17%. Payroll is 13% over budget. Maintenance/Park expenses are above budget by 60%. Contract labor is above budget due to tree work on lot 1028 which was paid by fines collected in escrow. Membership/Training is above budget due to water conference and DSO classes. Total expense is above budget by 15% Net income is above budget by 18% mostly due to the forgiven Transceiver loan.

**CEAC REPORT –** Kathy Klawitter that the watercolor class is doing well and so are Bingo, Karaoke, Trivia night. The Valentines dance also went well.

**DRC REPORT –** Step One; Lot 1163 – Manini was not approved due to no off-street parking. Step Two; Lot 1940 – Papio, Lot 950 – Maikoiko, and Lot 1118 – Manini were approved without

conditions. Lot 1180 – Mano, approved on the condition that the car/lanai labeled on the drawing is usable for a parking area. DRC requested a signed document stating such.

**ERC REPORT** – Lori Tetrault went over the report.

**PFPC REPORT** – Eileen O’Hara read over the P&F report. Unable to hear.

- a. Maikoiko Rules – Deferred
- b. Honu Pool Volunteers- approved

## **NEW BUSINESS –**

- a. USDA Resolution –

*Jeff Sargent moved to approve the USDA Resolution. Mike Tompkins seconded the motion. The motion passed unanimously.*

- b. Insurance Meeting – March 16, 2025 1 P.M. at the HSCA community center

- c. Memorial Contribution –


*Jeff Sargent moved to approve the Memorial Contribution. Jeffrey Kraybill seconded the motion. The motion passed unanimously.*

## **OLD BUSINESS –**

- a. Speakers: Joy Gannon, and Tim Manning
- b. Draft Agenda – approved with some changes
- c. Tellers Committee – Kathy Klawitter and Lori Tetrault at 9 A.M.

**Adjournment – 7:51 P.M.**

  
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Lori Tetrault

  
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Date

