

HAWAIIAN SHORES COMMUNITY ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 16, 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 6:02 P.M.

Directors present: Eileen O' Hara, Mike Tompkins, Polly Quigley, Jeffrey Kraybill, Kathy Klawitter and Kathy Morgan. Also, in attendance S'mon Gago Office Manager, Madonna Hoomanawanui Office Assistant, and Tim Manning Maintenance Formeman.

Zoom: Vladimir Vorbets, Jeff Sargent, and Lori Tetrault

Member Present: Jack Wells, Rex and Rose Riley

ANNOUNCEMENTS – Rusted Screws on pool steps

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

APPROVAL OF MINUTES

Mike Tompkins moved to approve the March 19, 2025, Board of Directors meeting minutes with correction on who gave the Financial Report. Jeffrey Kraybill seconded the motion. The motion passed unanimously.

WRITTEN COMMUNICATIONS – None

STATEMENTS OR CONCERNS FROM DIRECTORS – Disc golf – Is set up and ready to play. Sides of pickleball court are gravel and not concrete.

REPORTS

Office Manager Report- S'mon reported Barbara will be out until May 20, 2025 due to her knee surgery unless she feels better sooner. The crew is work on the Stables and the new sound system is up and running. Pickleball and Disc golf is open. Nolan is working on a plan for the new attendant shack. Office windows were inspected, and should receive a quote soon. Good Neighbor of the Month suggestion: Beth Nadvornik and Pam Silva.

Maintenance Foreman Report – Tim Manning reported all equipment is operational and maintained. Annual maintenance at the Stables is being done. All scheduled work at the water yard has been completed. All four booster pumps are operational. 6" valve was found to be malfunctioning and can be replaced internally as a replacement. System flushing will commence following the annual meeting. The septic system at the stables was obstructed by non-flushable materials blocking the drain to the leech field and is now cleared.

Accounting Report: S'mon reported Assessments are still coming in. reminder letters have gone out. 6 lots have open foreclosures. 17 property sales were recorded in March, and 14 properties are in escrow.

Financial Report – Jeffrey Kraybill reported Cash is \$353,564.81, Investments are \$779,687.28 Long-term Liability is \$2.5 Million, Assessment are right at budget. Water is under budget by 9%. New water service connections and Infrastructure impact fees are 167% above budget. Escrow Fees are above budget by 5%. Guest Fees are 66% over budget. Interest and Investment income are over budget. The DWSRF Transceiver Loan was forgiven and was credited to income. DWSRF Hydrant Loan Reimbursement from February was moved to loan liability in March because we received and paid the invoice. Total income is above budget by 8%. Payroll is 2% over budget. However, we are running 2% lower for payroll than last year. Maintenance/Park expenses are above budget by 82% due to the playground, this will be reimbursed from the park reserve fund and the playground install will be moved to fixed asset. The retainer of \$10,000 for the new legal counsel has been paid. Total expense is above budget by 16%. Net income is under budget by 5%.

CEAC REPORT – Kathy Klawitter reported everything is good and they will be planning a summer party at the next meeting.

DRC REPORT- Jeffrey Kraybill reported that Lot 1835 step one on Papai St. has been approved with condition that the driveway does go to the carport in the rear of the property. Lot 1460 step two has been approved with condition that they acknowledge that the septic system is close to the water line and the leech field is deep enough not to contaminate the area where the water lateral is. Lot 1163 on Manini St. built without going to the DRC approval and was not approved due to they did not provide documentation,

ERC REPORT – S'mon reported ERC gave lot 1169 a 60 day extension. Four properties that had fines levied for encroachment. The ERC held a separate fine hearing notice meeting for Lot 1634 on Opae St. Next ERC meeting will be June 3, 2025.

PFPC REPORT – Kathy Morgan reported Maikoiko Park and Papio Park are looking good. Pickle ball and disc golf are open. Next meeting is May 5, 2025.

AD-HOC BACKUP WELL COMMITTEE REPORT – Eileen O’Hara reported S’mon and Tomas have been meeting and working on the Predevelopment plan for the new well. Steve is project manager. The required legal review has been sent to the attorney.

NEW BUSINESS – None

OLD BUSINESS –

- a. Attendant Shack Replacement – More research
- b. Annual Meeting – Ballot count on April 18, 2025, and Annual Meeting will be April 19, 2025

Adjournment – 7:12 P.M.



Lori Tetrault



Date