

HAWAIIAN SHORES COMMUNITY ASSOCIATION MINUTES OF THE BOARD OF DIRECTORS MEETING JULY 20, 2022

The regular meeting of the Board of Directors of Hawaiian Shores Community Association (HSCA) was held at the Stables. A quorum was established. Eileen O'Hara, President, presided. The meeting was called to order at 6:08 PM.

Directors present: Eileen O'Hara, Jeffrey Kraybill, Dawn Hurwitz, Tom Cumming, Peter Quigley, Kathy Klawitter, Kathy Morgan and Jeff Sargent. Also in attendance Barbara Barr, Accounting Associate.

Directors absent: Jenny Smith

ANNOUNCEMENTS

S'mon Gago's father passed away.

Dawn Hurwitz made a motion to send a \$100.00 memorial contribution. Jeffrey Kraybill seconded. The motion passed unanimously.

A Sympathy card was signed by all board members present.

Approval of Minutes – June 15, 2022

Dawn Hurwitz made a motion to approve the June 15, 2022 meeting minutes with the following amendment to the ITOP report "Dawn Hurwitz reported that Jenny Smith continues to work on exploring Google Workspace for building the website". Jeffrey Kraybill seconded. The motion passed unanimously.

COMMUNICATIONS

a) DOL survey

Department of Labor wants the Association to participate in its' Jobs Report. *Dawn Hurwitz made a motion for the office to provide the information for the DOL Job's Survey for statistical use only. Jeff Sargent seconded. The motion passed unanimously.*

Statements or Concerns from Directors

Dawn requested extending Adult Lap Swim on Wed & Thurs to the 10 am-11 am time slot if Water Aerobics isn't using that time slot.

Action Item Office staff to contact the teacher to confirm her weekly schedule and relay the information to lap swimmers who inquire about the extended hours.

Reports

Office Manager Report Barbara Barr reported the park and pool have been busy since restrictions were lifted. We have had pavilion reservations almost every weekend. Pool is requiring more maintenance due to increased usage and warmer temperatures. Water line break on Aku on Friday was fixed by Keo & Mark. Employee annual evaluations will be in August. Nomination for Good Neighbor of the Month: Fred Blas and 5 properties were flagged for Landclearing/Construction/Treework.

Maintenance Foreman Report Fire Hydrant replacement project

Jeff Sargent made a motion to restructure the project to replace the simplest hydrants in the first 2 years and get a new quote from Ferguson for no more than \$150,000.00. Tom Cumming seconded. The motion passed unanimously. There was also a discussion about hiring an additional maintenance worker.

Accounting Associate Report Barbara Barr reported, assessments continue coming in, there were 14 Pavilion bookings in June, there is a 14% past due assessment rate for June, 5 lots have open foreclosures (There are liens on all 5 of these lots), 19 property sales were recorded in June and 20 properties are in escrow.

Financial Report Jeffrey Kraybill reported Cash is \$458,355.36, Investments are \$976,631.40, Long term Liability \$2.51 Million. Assessment collection is above budget by 6% and up 9% from last year, water is at budget and it's up 9% from last year, new water connects are up 250%, Escrow fees and Infrastructure Impact fees remain above budget this fiscal year with increases of 220% and 450%, guest fees are above budget by 42% for the year but are still below pre-COVID levels by 45%, total income was above budget by 10% and is up 10% from the previous year, payroll is below budget by 6% and is down by 1% from the previous year, the budget expense categories showing the largest increases are Repair & Maintenance, Office Expenses, Board Committee Expenses and Training Expenses. While some of these increases are due to unexpected expenses like new computers, computer programs and CPO and DSO training, the current inflation trend has had a measurable impact on expenses like fuel and electricity. However, with total expense year to date under budget by 4% and down 10% from the previous year, we are still within our projected range for total expense, net Income is up 38 % year to date and is 57% above last year's net income.

DRC Report Tom Cumming reported: Plans Submitted

Step One:

Lot 919 Maiko St., approved with conditions (driveway).

Lot 1155 Manalo St., approved.

Step Two:

Lot 1153 Manalo St., approved.

Lot 1183 Manini St., approved.

CEAC Report Dawn Hurwitz reported, moving forward with Bingo still researching how we can do Bingo at the Stables, will contact Nanawale Association on how they run Bingo.

Welcome Wagon

Action item: Office staff will have a separate Mailchimp group for new members and CEAC will provide flyers and information to the office to send to new members by email or in the New Member Packets.

ITOP Dawn Hurwitz reported on rates for web designers and will continue to follow up with them. Board will look into increasing the 2023 budget for website expenses.

Park & Facilities Report - None

FACC Report Jeff Sargent reported on a fairly robust meeting and discussion which included most all of previous participants plus a few additional first-time participants from Hawaii County Game Management Advisory Commission and Gary Rosenberg of Eden Farms. Topics discussed (debated) include:

Allowing or not allowing hunting weapons within the HSCA boundaries. (Note Forestry officials stressed that hunting with firearms are not allowed within the Forest Reserve and hunting in general is prohibited after 10PM elsewhere). Status report on efforts to allow weekday hunting within the Nanawale Forest Reserve. (Ongoing). One point of discussion was a lack of access from HSCA to the Reserve. At issue is public/private roadways and permissions to park on private streets to gain access to the reserve. A future meeting with Steve Bergfeld (Forestry) to identify potential safe parking areas for hunters to be able to access the Forest Reserve (TBD). Status report of the future technical workshop to be held at the Stables, conducted by officials from the USDA. (Eileen is putting together a grant proposal to obtain funding for the event). Impromptu presentation by Gary Rosenberg of Eden Farms. (This is in essence an animal sanctuary but also is a commercial piggery.) Highlights of the discussion include a statement by Gary that he is willing to transport feral pigs corralled to his sanctuary/farm. He also mentioned the availability of a mobile slaughterhouse he may be able to make available. When pressed for response to who he handles Brucellosis within his property Gary was somewhat vague. Tom pointed out that a test for Brucellosis is similar to Covid and asked why the County isn't able to set up a lab. Gary mentioned this might be an area he would be willing to assist with. An offer was made for FACC members to visit Gary's facility at some point in the future. (TBD). In summary it was stressed that no one method will achieve complete results for the community but that a variety of strategies are needed to help gain control of the growing feral population.

Old Business - None

New Business

a) 990 Tax Return


Dawn Hurwitz made a motion to approve the 990 Tax Return. Kathy Morgan seconded. The motion passed unanimously.

b) Lot 1630 Expenditure of Fines


Dawn Hurwitz made a motion to use fines collected for Lot 1630 to have Long Limbs clear the trees and vegetation. Long Limbs quote \$4,497.38. Kathy Klawitter seconded. The motion passed unanimously.

Action item: office staff will provide a report of fine payments vs. fine money spent.

Adjournment – 7:40 P.M.



Jenny Smith, Secretary



Date