

# **HAWAIIAN SHORES COMMUNITY ASSOCIATION MINUTES OF THE BOARD OF DIRECTORS MEETING SEPTEMBER 21, 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 6:00 PM.

Directors present: Eileen O'Hara, Jeffrey Kraybill, Dawn Hurwitz, Tom Cumming, Kathy Klawitter, Kathy Morgan, Jenny Smith and Jeff Sargent. Peter Quigley attended via Zoom. Also in attendance Barbara Barr, Accounting Associate and Tim Manning, Maintenance Foreman.

## **ANNOUNCEMENTS**

Spay/Neuter clinic will be on the second Saturday in October so the Swap Meet will be on the third Saturday then on the second Saturday of the month thereafter.

Eileen O'Hara nominated John Leahy as Good Neighbor of Month.

Peter Quigley distributed an "Incident Image" he is creating with Suzanne Frey from Neighborhood Watch to map crimes in the area. More information is needed to complete the mapping project.

Tom Cumming commented there is no line item on the Board of Directors meeting agenda for crime updates and information.

## **Approval of Minutes – August 17, 2022**

*Tom Cumming made a motion to approve the August 17, 2022 meeting minutes. Jenny Smith seconded the motion. The motion passed unanimously.*

## **COMMUNICATIONS**

- a) Thank you note

A thank you note from the Gago family was received by office staff. The family thanked the association for its monetary donation after the passing of S'mon Gago's father.

## **Statements or Concerns from Directors**

Kathy Morgan expressed concerns with unsupervised, under aged children in the pool at Honu Park. Kathy also said she will be dropping off a donation of Disc Golf equipment.

Eileen O'Hara informed board members that Water Slides are permitted at HSCA properties if they prove they have insurance and that HSCA is "additionally insured" under their policy. Any

violation of the policy can result in the loss of their deposit and being denied use of the facility in the future.

## **Reports**

Office Manager Report: Barbara Barr reported the recipe club had a good meeting, the next meeting is October 16, 2022 at 12:30, dates on the marquee will be in Red for better visibility, the Good Neighbor of the Month is Aloha "Ilio Rescue & Pet Fix Spay Neuter and there were 2 properties flagged for land clearing/construction/tree work and a resident was billed \$2,800 for water due to a waterline break.

Maintenance Foreman Report: Tim Manning reported monthly water quality samples-BacT were completed on schedule, results were negative, meter reading was completed on schedule, the water line break on August 26, on lot 1355 was caused by a dozer operator, an estimated 466,221 gallons of water was lost (resident billed \$2,800), maintenance crew repaired the line and restored service, concrete work at the water yard completed and now can move the chemical shack as time permits, fire hydrant order submitted waiting for an estimated date of delivery. One of the Grasshoppers is down, waiting for parts. For four weeks worked with applicants for new hire, each applicant was treated the same and worked on whatever work the crew was working on during their time.

Accounting Associate Report: Assessments still coming in, water bills going out, facilities being rented, 2023 Assessments will be mailed out by November 18, 2022, currently at 13% past due rate, usually around 5%, there were 13 property sales and 17 properties are in escrow.

Financial Report Jeffrey Kraybill reported Cash is \$407,290.79, Investments are \$978,208.53, Long term Liability \$2.48 Million. Assessment collection is above budget by 6% and up 9% from last year, water is up by 2% up 11% from last year, new water connects are up 280%, Escrow fees and Infrastructure Impact fees remain above budget this fiscal year with increases of 190% and 575%, guest fees are above budget by 194% for the year but are still below pre-COVID levels by 43%, total income was above budget by 11% and is up 11% from the previous year, payroll is below budget by 5%, same level as the previous year, most budget expense categories show increases 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, fuel costs increased by 17%, utilities increased 22%, with total expense year to date under budget by 1% and down 3% from the previous year, still within projected range for total expense, net income up 47% year to date 41% above last year's net income.

DRC Report Tom Cumming reported 2 plans were submitted, one related to remodeling the other relating to height restrictions.

CEAC Report Dawn Hurwitz reported the Bingo game went very well, \$127 in donations were made and \$25 from selling snacks and beverages, 18 people attended, profits will be used for

the next Bingo game, there was some confusion with scheduling on the website. Budget request letter sent to the board: to be discussed during Budget discussion.

**Action item:** Office staff will update calendar on the website and check on who has access to the tack room (it was left open).

ITOP: Dawn Hurwitz reported the committee met and discussed a spreadsheet that was created and they started filling in the information on proposed website builders.

Park & Facilities Report: Eileen O’Hara reported the committee reviewed the asset management plan, went over Volunteer Day accomplishments and discussed the next Volunteer Day to clean up behind the stables; need to create an access before volunteers can start working. Steve Bailey reported on the Maikoiko Park analysis provided by Engineering Partners, they recommend demolishing the pavilion at an estimated cost of \$25,000, half of which would be for removal, the board discussed the possibility of doing the work in-house, the maintenance crew will sure up the structure for now.

FACC Report:

Feral Animal Policy/CC&R change

Eileen O’Hara reported the State Game Commission is proposing temporary changes to the hunting rules in the Nanawale Forrest Reserve including increasing access to 7 days a week and the bag limit to 4 per day. Innovation Grant monies will be applied for to continue the work of the Ad Hoc task force working towards the sustainable management of the feral pig population. There was a discussion of how HSCA can address the issue on its properties and Barbara Barr reminded board members that policies are enforceable now and changes to the CC&R’s is a lengthy, complex process, Eileen O’Hara stated another possibility is a Corporate Resolution that only requires board action, it wouldn’t have the force of law but could encourage desired behaviors, Jeff Sargent recommended the FACC look at the CC&R’s to address a variety of issues regarding feral animals and household pets. The matter was referred to the FACC to consider the issue further.

## **Old Business**

FY 2023 Budget: Barbara Barr presented the proposed FY2023 Budget and was available to answer questions.

*Dawn Hurwitz moved to approve increasing Annual Assessments to \$425. Jeffrey Kraybill seconded the motion. Vote: Yes – 8. No – 0. Abstain - 1 (Jeff Sargent).*

Barbara Barr will present the final proposed FY2023 Budget and will reflect the increases in assessments.

EPI Assessment Report Maikoiko Park: Discussed in the Parks & Facilities report.

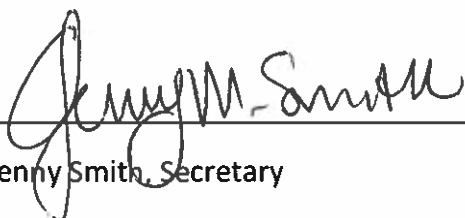
## New Business


FY 2023 Assessment: Discussed during FY 2023 Budget item.

Yama Roofing Quote: A Quote of \$18,679.00 to reroof the Warehouse was received from Yama Roofing Inc.

*Tom Cumming moved to accept the quote from Yama Roofing Inc., to reroof the Warehouse, at a cost not to exceed \$19,000. Kathy Klawitter seconded the motion. Vote: Yes – 9. Motion passes unanimously.*

**Adjournment** – the meeting adjourned at 8:00 P.M.

  
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Jenny Smith, Secretary

  
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Date