

HAWAIIAN SHORES COMMUNITY ASSOCIATION DRAFT MINUTES OF THE BOARD OF DIRECTORS MEETING JANUARY 20, 2021

The regular meeting of the Board of Directors of Hawaiian Shores Community Association (HSCA) was held via Zoom. A quorum was established. Eileen O’Hara, President, presided. The meeting was called to order at (no start time was heard on video recording).

Directors present: Eileen O’Hara, President, Rex Riley, Vice President, Jeffrey Kraybill, Treasurer, Suzan Thompson Forrest, Secretary, Tom Cumming, and Steve Bailey. Directors absent: Maile Akena, Craig Hart and Caroline Weber. Also, in attendance: Barbara Barr, Accounting Associate, S’mon Gago, HSCA Staff, and Niki Weingartner, member.

ANNOUNCEMENTS

None

COMMENTS ON AGENDA BY HSCA MEMBERS

Question regarding replacement signs at Papio Park. Steve Bailey reported that sign work was all ready to go.

MINUTES

November 18, 2020 Meeting of the Board of Directors- Steve Bailey moved to approve the November 18, 2020 minutes, Tom Cumming seconded. The motion passed unanimously.

(There were misspelled names in two instances that will be forwarded to the recording secretary for corrections prior to finalizing.)

COMMUNICATIONS

Lance Decker-News Letter 2021 Assessments- concerns about raising assessments, he did send in a letter to notify each member in writing, due in January. Second part different from annual assessment, \$10 to reorganize debt for water improvements. Steve Bailey spoke with legal

counsel and it's all ok, Rex Riley also commented that legal counsel had been communicated with prior to the increase.

George Okamoto-2021 Assessments- Mr. Okamoto had problems with albizia, corrective actions were taken, now he can't afford the assessments on (2) lots. The board recommended a realtor and encourages the sale of the lots. Barbara Barr reminded the board that a payment plan option has also been offered.

James McInerney-Tennis Courts- Mr. McInerney was injured at the tennis courts. The board agrees that the courts should be cleaned and fixed. Steve Bailey reported that HSCA has the materials and will try to do an internal fix, commenting that repairing the courts will increase their use.

Action item: Steve to conduct internal fix to tennis courts

REPORTS

General Manager Report- S'mon Gago reported that next Friday and Saturday tenting will be taking place at the stables. Yoga classes have resumed. CLA 2020 Audit has been completed. 2021 Assessments were mailed on time on November 23, 2020. She thanked Jefe for helping all day. The Good Neighbor nominee for next month is Ponchos tacos. The CC&R violation notices wet out.

Maintenance Foreman Report- Barbara Barr reported they did the meter reading on schedule and a bunch of meters were installed replacing meters not working, and updated the handheld and reprogramed it with new software. Tim Manning is working with Sensus to address software problems and failures. The meters that are failing were installed in 2013 and 2015; the company says they should last 20 to 30 years. Mowing as weather allows. Cutbacks on road edges are complete. Shout out to Keo for helping with repairs to the Grasshopper. ~~(Tim was injured in an accident on January 4. Steve Bailey reported that when the subcontractor tried the second time to pressurize the system, Tim was standing too close when an elbow broke and he was blown against the fence injuring his back, tailbone and wrist, his wrist being the worst, which is still being assessed. Tim missed 1 week of work and is working on a modified schedule for now.)~~ Amendment Requested by Tim Manning on February 17, 2021. *There were some problems with a temporary PVC run around that Big Island Mechanical installed with the first issue being the failure of an elbow joint caused by failure for the glue to properly cure. This was repaired by Big Island Mechanical. However, Tim was involved in a subsequent accident on December 4, 2020 as he and Mark were trying to pressurize the temporary PVC run around that Big Island Mechanical had repaired and installed. Tim was standing at the location he normally uses to pressurize and Mark was observing but the contractor was not on site. When the system was pressurized it unexpectedly blew apart next to the hydro-pneumatic tank and the force of the water threw Tim against the fence. Tim injured*

his neck, wrists and tail bone and these injuries caused him to miss 4 days of work. He has since returned to work with restrictions and is still receiving medical care. The injury has been processed through our workman's compensation insurance.

Project Report:

Pump Pad: Steve Bailey reported that the water project has been moving along, the tank is almost fully removed, this week the subcontractor finished replacing the new pump on the pump pad, the hydro pneumatic tank is on the pump pad, Isemoto graded the site and it is now possible to put the roof back on. The work will be done by the HSCA crew.

Steve Bailey moved to approve expenses not to exceed \$4000 to acquire materials and replace the roof over the pump pad. Jeffrey Kraybill seconded. The motion passed unanimously.

EPI Quotes: Steve Bailey reported that HSCA should request additional funding because Hawaii County requires a separate permit for a chemical shack. Tried to use old un-permitted shack, it needs to be redesigned from the floor up. He cautioned that there will be some cost increases due to the lengthy permitting process.

Steve Bailey moved to approve cost additions to the EPI Contract for the water system project in the amount of \$7550, to pay for civil design and acquiring permit for the relocation of the chemical shack out of the set back. Suzan Thompson Forrest seconded. The motion passed unanimously.

Accounting Associate Report- Barbara Barr reported that assessments are coming in, water charges still collecting no drop in that, escrow fees went up with 11 in November and 13 in December, there are 17 properties in escrow and the majority will close by February. About 2/3 are vacant lots and 1/3 houses. The office has been fielding questions from people buying vacant lots that are interested in building.

Financial Report- Jeffrey Kraybill reported that as of January 2021 there was \$422,868.17 in cash, \$766,230.26 in investments, \$2.69 million in long term investments, \$255,743.13 in USDA funds. Assessment collections running above budget by 27%, and down from same time last year. Water is down by 8%, escrow up by 40% Year to Date. Report shows total income up by 87% because the way grant income is reported, actual increase for total income over budget is 16%.

Expenses: Expenses running below budget because no General Manager salary also down from last year. Repair expenses up because of repairs to the Grasshopper. Water line breaks and leaks increased utilities and Assessment mailings increased postage costs. Paid outstanding debt service on water overrun loan in December 2020. Total expenses 7% below budget and down 13% from last year; net income up 44% Year to Date on par with previous year.

DRC Report- Tom Cumming reported there was one submission for interior garage lighting. No permit needed for interior lighting of garage used for agriculture processing so CC&Rs don't apply.

ERC Report- Steve Bailey reported there was no meeting in December and noted there were 2 pressing items:

- 1) Waiting on Lincoln Ashida to determine if there are more effective ways for albizia removal as required by county ordinance. He is working with other HOA's in this same regard. He will be meeting with new administration.

Action item: Steve will report at the next meeting.

- 2) Quotes for tree work we had excess fine money for. Money from fines have been used to mitigate violations in the past, the excess money is put in a separate account, as one tool in the tool kit, another hopefully will be placing a lien, another option is the court system, will have to decide on each one as we move forward.

Steve Bailey moved to approve the quotes from Long Limbs to remediate violations on lots 291 and 1579 to use fine money received from those lots to pay for that work. Tom Cumming seconded. The motion passed unanimously.

Suzan Thompson Forrest commented that she had been approached by Victor Nadvornik who said he applied to ERC and hadn't heard back. Steve Bailey agreed to contact him.

CEAC Report- Suzan Thompson Forrest reported that she collected about \$600 for Christmas gifts, got 20 gifts donated and handed out 118 gifts to kids from the neighborhood in about 49 minutes! She remarked there were so many cars lined up, she could have given away 3 times that amount. They decided not to do anything for Valentine Day but will be organizing an Easter Egg Hunt of some kind. The Board thanked Suzan, Maile and the office staff for their work on the gift give away, decorating the stables for Christmas and the preparations for the Christmas Luncheon.

OLD BUSINESS

Traffic & Community Issues- Eileen O'Hara reported that she and Steve Bailey will be meeting with Senator San Buenaventura which is a carryover of the meeting she and Steve Bailey had with Councilmember Kierkiewicz regarding issues in the neighborhood, primarily speeding, drug trafficking, houses that are burnt down and still standing and active bikers riding at Sand Hill again. The Senator requested more information, which Steve Bailey provided. The meeting is scheduled for Monday at 2 p.m.

Volunteer Policy & Insurance Estimate- Barbara Barr reported that she is working with a new agent (Beth) who will be sending an application and quotes to HSCA. Eileen O'Hara commented that if the quotes come through a decision can be made by email.

Resuming Exercise Classes/Correspondence- Barbara Barr reported that a correspondence was received regarding cleaning stables and expenses. She says the instructors are happier with the job the guys are doing cleaning. Eileen O'Hara commented that she received a text message that the back door was not locked properly.

Action item: Eileen O'Hara will go to the stables on a class day and make sure the instructors are locking the door properly.

NEW BUSINESS

Confirmation of email vote: Grasshopper repair- Steve Bailey motioned to approve repair of the Grasshopper by staff where they acquire materials from Allied and do the work themselves for a cost not to exceed \$2500. Rex Riley seconded. The motion passed unanimously.

Confirmation of email vote: D&O Liability Policy and Crime Policy- Barbara Barr reported that the cost of the Crime Policy did not change (\$35 per month) and the D&O went up by \$1000 or so for the whole policy. Rex Riley motioned to accept the quotes for D&O Policy and Crime Policy. Steve Bailey seconded. The motion passed unanimously.

Set January 31, 2021 Record Date for Voter Eligibility- Eileen O'Hara reported that this is required in the HSCA By Laws and is related to when a member is in good standing or not in good standing. She explained that by setting the record date for January 31, 2021 anybody who paid last years' assessment but hasn't yet paid the 2021 assessment in April can still vote.

Suzan Thompson Forrest motioned to set the Record date at January 31, 2021. Tom Cumming seconded. The motion passed unanimously.

Annual Meeting Planning- April 17, 2021- Eileen O'Hara reported that the board will probably utilize "Go to Meeting" or something, no in person meeting, so something to think about. Barbara Barr will contact the League of Women Voters to assist. She commented that it went really well last year with our committee and volunteers, was really organized and can be done again if the League of Women Voters say no.

Ideas on speakers or topics?

- COVID Safety
- Immunizations

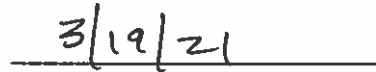
- Local vaccines
- Can HSCA be a vaccine site?
- Mobile test site
- Meeting with Senator topics (traffic, crime)

Action item: Barbara Barr to contact the League of Women Voters.

ADJOURNMENT - 7:12 PM.



Suzan Thompson Forrest, Secretary



Date