

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

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 6:05 PM.

Directors present: Eileen O'Hara, President, Dawn Hurwitz, Vice President, Jeffrey Kraybill, Treasurer, Tom Cumming, Cindy Caldicott, Nikki Weingartner and Kathy Klawitter. Also, in attendance: S'mon Gago, Office Manager.

Directors absent: Suzan Thompson Forrest

ANNOUNCEMENTS

Swap meet to begin on November 11, 2021, social distancing and masks required.

KTA to set up a vaccination booth at Swap meet on November 11, 2021.

Redistricting Commission meeting on October 21, 2021 at 6 p.m.

EA meeting for County Buy Out program via Zoom.

No date set for meeting with Community Police Officer yet.

Books for book drive available on ebay: 50 gently used children's books for \$37.

COMMENTS ON AGENDA BY HSCA MEMBERS

None

MINUTES

September 15, 2021, Meeting of the Board of Directors-

Cindy Caldicott moved to approve the September 15, 2021 meeting minutes. Kathy Klawitter seconded. The motion passed unanimously.

COMMUNICATIONS

None

REPORTS

Office Manager Report- S'mon Gago, Office Manager reported, park reopening suggestion; members only, Pavilions are open on a 1st come 1st served basis, no reservations are being taken at this time, pool capacity is 25 in the pool 5 lounging (chairs placed at 6 feet apart), total of 30 allowed within pool enclosure, exercise classes open to non-members if accompanied by a member and pays \$2.00 guest fee.

Action item: S'mon Gago to forward draft of pool rules to BOD's for email vote.

Maintenance Foreman Report- S'mon Gago reported the BacT testing were completed on time and the results came back negative, ozone oxidation system installed, waiting for parts for pump room repair to turn on the new system. Tim Manning recommends installing an electric On Demand Heater to provide hot water to the pool shower to help reduce future algae blooms in the pool.

Dawn Hurwitz moved to approve the purchase and installation of an electric On Demand Water Heater for the pool shower. Jeffrey Kraybill seconded. The motion passed unanimously.

Accounting Associate Report- S'mon Gago reported, 2021 assessments are still coming in, past due rates continue to drop, the 2022 Annual Assessments will be mailed by the week of November 22, 2021. 18 properties sold in September and 27 properties are in escrow.

Financial Report- Jeffery Kraybill reported that cash is \$355,515.65, investments \$944,249.72, long term liabilities are \$2.611 million, assessment collection below budget by 3% and down 9% from last year, water is at budget, escrow fees are up by 208% year to date, increase in new water connection fees, escrow fees and building fees have greatly helped income this year, total income over 260% because of how the grant income is reported, actual total income is up 2% year to date from budget and 12.5% down from the previous year due to slight reductions in most categories except ones related to property sales and new construction, USDA water grant income was \$1,219,497.87 which helped reimburse final water project expenses including payments to contractors and USDA payroll hours, our payroll still running below budget by 15% and health care costs are 3% below budget, total expense is up 6% year to date, increases are in facility maintenance, utilities and office expenses, net income below budget by 11% year to date.

i. Water Rates

Jeffrey Kraybill moved to approve increasing the water base rate fee to \$35 with the usage at \$4 per 1000 gallons, effective January 1, 2022. Tom Cumming seconded. The motion passed unanimously.

ii. FY 2022 Budgets

Jeffrey Kraybill moved to approve the proposed 2022 Budgets with amendments to include the new water rate increase. Dawn Hurwitz seconded. The motion passed unanimously.

DRC Report- Tom Cumming reported there were 2 plans submitted and approved. One plan was approved for step 1 and the other for step 2.

CEAC Report- Dawn Hurwitz reported she is working on a new flyer for the Book Drive and the committee remains active with that, the committee will host a booth at the Swap meet on November 11, 2021 to collect donations.

ERC Report- None

ITOP- None

Park Report- Eileen O'Hara reported another Volunteer Day needs to be organized. Volunteers from Malama O Puna helped Eileen O'Hara remove hundreds of rose beetles from 11 citrus trees in the fruit orchard and she will continue to monitor them.

OLD BUSINESS

None

NEW BUSINESS

Renewal of Insurance Policies

Dawn Hurwitz moved to approve all the insurance policies before the board with the exception of the Cyber Insurance policy. Jeffrey Kraybill seconded. The motion passed unanimously.

ADJOURNMENT – 7:25 PM.



Suzan Thompson Forrest, Secretary

12/10/21
Date