

HAWAIIAN SHORES COMMUNITY ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

SEPTEMBER 18, 2024 6:05 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 6:04 P.M.

Directors present: Eileen O'Hara, Jeff Sargent, Jeffrey Kraybill, Mike Tompkins, Polly Quigley and Lori Tetrault, and Kathy Klawitter. Also, in attendance Tim Manning, Maintenance Foreman, Barbara Barr, Accounting Associate, and S'mon Gago Office Manager.

Absent: Kathy Morgan

Directors on Zoom: Vladimir Vorobets

Member present and on Zoom - Mike Moore, Tom Cumming

ANNOUNCEMENTS – None

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

APPROVAL OF MINUTES

Jeffrey Sargent moved to approve the August 21, 2024, Board of Directors meeting minutes with the change of presided by Eileen O'Hara to Jeff Sargent. Lori Tetrault seconded the motion. The motion passed unanimously.

WRITTEN COMMUNICATIONS – None

STATEMENTS OR CONCERNS FROM DIRECTORS –

- a. Jeff Sargent expressed concerns regarding members' ability to bring concerns to the Board and suggested allowing members 30 minutes before the Board meeting to express their concerns. The Board discussed and suggested keeping the current policy in place and will be informing members of how to be placed on the Agenda for each BOD meeting. Polly will work on the verbiage of the notice.

REPORTS

Office Manager Report- S'mon reported Matthew Fisk with EPA will conduct a structural assessment of the stables. Steve and Tim will meet him for the inspection. Pacific Termite is fumigating the Honu Park bathrooms on December 30th. Half of the playground equipment has been delivered. The delivery of the rest of the equipment is scheduled for Thursday, September 18, 2024. HPD is requesting to host their Crisis Negotiator Training class at the stables on Friday, September 27th, from 0800 – 1130. The yoga class would have to be canceled that morning. The spectrum quote is for the water yard. The office is still waiting for the phone service quote and was told it would be an additional \$20. The Hawaiian Telcom quote is for the office priced at \$129.99 + \$9.99/month.

Jeff Sargent moved to approve waiving the rental fee for the stables for the HPD Crisis Negotiator Training class on September 27, 2024. Jeffrey Kraybill seconded the motion. The motion passed unanimously.

Jeff Sargent moved to approve the Hawaiian Telcom proposal for the Stables and Water yard and keep Spectrum for the office. Mike Tompkins seconded the motion. The motion passed unanimously.

Maintenance Foreman Report – Tim Manning reported that the parts for the tractor came in Friday, and it is back up and running. The parts for the grasshopper came in Monday and will be up and running on Tuesday. Sub mowing is all caught up. The fan in the stable has been replaced. We continue to get a positive TC on the well and a negative TC in the subdivision. SDWB has me treating the well on a regular basis. 2 samples a month are required until we get consistent negative TC results. The on-site tests are getting better with each treatment at the water yard. The flag pole has been removed and will be replaced. The horseshoe pits have been rebuilt. Next week we will be working on the four-way.

Accounting Report: Barbara Barr reported Assessments are still coming in this is due to property sales. 9 property sales were recorded, and 24 properties are in escrow. The 2025 annual assessment will be mailed out by November 22, 2024. The well repair update, in water, \$66,729., was spent. For the Soft starter with Villi, \$9,400 was spent. Derrick's Drilling was paid \$106,555., for a total of \$182,758., which will come out of the emergency fund. The surge protector is not part of the well repair. The insurance company will be sending a check for the motor and the installation of the motor, a total of \$57,000. are deductible was \$2500.

Jeff Sargent moved to approve the surge protector's total of \$8,430.54 from the water reserved fund. Kathy Klawitter seconded the motion. The motion passed unanimously.

Financial Report – Jeffrey Kraybill reported Cash is \$222,161.53; Investments are \$791,044.60, Total Cash/Investment is 1,013,206.13, and Long-term Liability is \$2.52 million. This will include the DWSRF Loan until it is forgiven. Assessment collection is 7% above budget for the year.

Collections are 10% ahead of last year. Water is under budget by 3%, but payments are 13% above the previous year. The water deficit is correcting itself as we replace the broken water meters. New water service connections are up 57%. Escrow fees and infrastructure impact fees are 6% above budget and 29% above budget, respectively. Guest fees are at 6% under budget. Pool attendance has picked up. Interest and Investment income are over budget. Total income is 7% above budget. Payroll is 9% over budget; this is due to the well pump repair. Repair & Maintenance expenses include the new mower, the playground, and the costs associated with the well pump repair. To date, we have transferred \$160,000 from the Edward Jones Emergency Reserve and \$30,000 from the Edward Jones Parks Reserve to reimburse the Operating Fund for the mower and well pump repair expenditures. We will be transferring an additional \$23,000 from the Edward Jones Emergency Reserve for the balance of the well repair expenses. We will also be transferring \$30,000 from each of the Parks Reserve funds for the playground. The Parks Reserve accounts are with Merrill Lynch and Edward Jones. Total expense is 9% above budget, and Net Income is 3% below budget after adjustment for these expenses.

CEAC REPORT – Kathy Klawitter reported Watercolor classes are on hiatus. There will be a blessing ceremony and event for the new playground equipment at Honu St. Trivia Night, Karaoke, and Bingo are doing well, and Game Night is slow. The Let's Get Lit Christmas decoration contest is still on. CEAC is looking to do a Halloween dance on October 26, 2024. It is also considering doing a Valentine's dance or event.

ERC REPORT – Lori went over the August 27, 2024 ERC meeting report.

- a. Lot 627 on Kala St. – Fined for encroachment.
- b. Lot 1435 on Ohiki St. – Fined for abandoned vehicle and chicken coop
- c. Lot 1475 Oio St. – Fined for encroachment.
- d. Lot 1788 and 1789 on S. Puni Lapa - Have removed the vehicle parked on the right of way. Close case.
- e. Lot 1817 on Papai St. – The ERC will conduct an email vote to recommend that the Board vote to remove the lien.
- f. Lot 1863 Popaa St. – Hawaii County has been notified.
- g. Lot 1867 Popaa St. – ERC granted 60–a 60-day extension for the removal of a dead palm tree.

Lori Tetrault moved to remove lien and waive fines for lot 1817. Mike Tompkins seconded the motion. The motion passed unanimously.

PFPC REPORT – Lori reported that the pickleball court still needs to be painted. There are still Albizia and gunpowder trees behind the stables that need to be poisoned or removed. Maikoiko Park Volunteer Day still needs to be set. Pool heating has been deferred till we get a more

finalized complete quote. Papio park volunteer day went well. The disk golf course is still in planning.

Lori Tetrault moved to accept the 2025 Asset Management Plan and HSCA Park Master Plan, which include Replacing the windows in the office and the guard shack at Honu Park, evaluating the condition of the 2016 Nissan truck and replacing it if needed, surfacing the back of the stables with concrete, and closing the old gate at Maikoiko Park. Jeffrey Kraybill seconded the motion. The motion passed unanimously.

NEW BUSINESS –

- a. Confirm email vote for HRWA Conference –

Eileen O’Hara moved to approve the email vote for the HRWA Conference. The motion passed unanimously.

- b. Assessment 2025 –

Jeffrey Kraybill moved to raise the 2025 Annual Assessment to \$475. Mike Tompkins seconded the motion. The motion passed with 5 approvals and 3 oppositions.

OLD BUSINESS –

- a. FY2024 Budget – Barbara went over the budget.

Adjournment – 8:00 P.M.

Lori Tetrault

Lori Tetrault

12-4-24

Date