

HAWAIIAN SHORES COMMUNITY ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

DECEMBER 15, 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 6:01 PM.

Directors present: Eileen O'Hara, President, Dawn Hurwitz, Vice President, Jeffrey Kraybill, Treasurer, Suzan Thompson Forrest, Secretary, Tom Cumming, Cindy Caldicott, Kathy Klawitter and Nikki Weingartner. Also, in attendance: Barbara Barr, Accounting Associate, S'mon Gago, Office Manager, Tim Manning, Maintenance Foreman and Steve Bailey.

ANNOUNCEMENTS

Dawn Hurwitz turned in money collected from Swap Meet.

APPROVAL OF MINUTES

November 17, 2021, Meeting of the Board of Directors

Dawn Hurwitz moved to approve the November 17, 2021 meeting minutes. Cindy Caldicott seconded. The motion passed unanimously.

Action item: Barbara Barr will correct spelling of Jeffrey Kraybill's name in the November 17, 2021 meeting minutes.

COMMUNICATIONS

A communication from Chelsea Maley was received by the Board of Directors. Ms. Maley offered suggestions relating to crime prevention in the community.

Action item: Barbara Barr will respond to the communication.

STATEMENTS OR CONCERNS FROM DIRECTORS

Suggestion box and private group space on HSCA website for information sharing was discussed. Producing an informational video also discussed. CEAC contact information will be provided to solicit volunteers, answer questions and provide one on one interactions with new members. Dawn Hurwitz will host HSCA informational booth at monthly Swap Meet. Staff to update and board to approve Welcome Packet for new HSCA members.

REPORTS

Office Manager Report- S'mon Gago reported the invoices were mailed out on time, the Stables will be closed on January 22-23 for floor cleaning, the ETA of 20 water meters is pushed back to April and Transceivers is pushed back to October, Safe Drinking Water Forgivable Loan currently going through an internal review, the pool is being covered at the end of the day Monday-Thursday and the Good Neighbor of the month is Sandy Adams. The board is encouraged to forward suggestions for nominees to the office staff.

There was a discussion regarding the water meters and the following decisions were made: *Dawn Hurwitz moved that for new builds, when we don't have meters and no expected date of arrival, customer will be charged to hook up to the water system a flat fee of \$50 a month until the new meter can be installed. Suzan Thompson Forrest seconded.* The motion passed unanimously.

Dawn Hurwitz moved that for existing meters that have failed, where we cannot replace them, we will continue water service and charge the resident the average of their last 2 years of water billing, on a monthly basis. Tom Cumming seconded. The motion passed unanimously.

Maintenance Foreman Report- Tim Manning reported the Bac T samples for November were completed on time and the results came back negative, all the equipment is running and being maintained, mowing in the subdivision has been delayed due to high winds and rain, the storage shed is 100% complete, will start moving boxes in, cost estimate to purchase Burnisher and Buffer to allow for maintenance crew to clean stables floor is \$2238.

Dawn Hurwitz moved to approve the purchase of the Burnisher and Buffer at a total cost of \$2238. Nikki Weingartner seconded. The motion passed unanimously.

There was a discussion regarding the police department's enforcement of street signs in the community. The discussion was tabled to the next board meeting.

Accounting Associate Report- Barbara Barr reported that assessments were mailed out the week of November 22 and people are sending in their checks, 20 properties sales were recorded and 24 properties are in escrow, 7 people applied for new builds.

Financial Report- Jeffrey Kraybill reported that cash is \$254,585.95, investments are \$942,821.42, long term liabilities are 2.599 million, assessment collection is above budget by 2%, escrow fees and infrastructure impact fees are continuing upward trend this fiscal year with increases at 200-600 percent, total income was above budget by 15%, 5% from previous year, payroll is below budget by 15%, same as last year, most expenses at budget with the exception of office and training, office increases due to new lap top and service subscription and the increase in training was a CPR recertification renewal for staff, insurance budget may have to be adjusted dependent on the renewal of Directors and Officers liability coverage, total expense down 13%, net income is up to start the fiscal year.

DRC Report- Tom Cumming reported that 7 plans were reviewed; 5 were approved for Step One (3 of the 5 were also approved for Step Two) and 2 were approved for Step Two.

CEAC Report- Suzan Thompson Forrest reported that the committee met with Eileen O'Hara and got the information they requested, prepared the Staff Appreciation lunch, gave 850 books away and are looking toward 2022. 850 books were given and the committee still has \$70 for toys and books and 2 more book orders are still out, may reach a total of 1000 books!

ERC Report- Eileen O'Hara reported the committee met and discussed old business and new business, mostly albizia tree violations, nothing requiring board action.

ITOP- No report

Park Report- Eileen O'Hara reported the next cleanup day at Papio Ocean Park will be on January 22, 2022, on the Park Committee agenda for 2022 will be an assets evaluation of all HSCA parks and facilities.

OLD BUSINESS

None

NEW BUSINESS

Online Suggestion Box

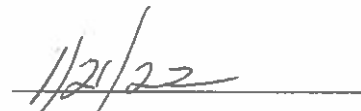
New Member Welcome Packet

Both items were discussed earlier under agenda item VI.

ADJOURNMENT – 7:30 PM.



Suzan Thompson Forrest, Secretary



Date

