

HAWAIIAN SHORES COMMUNITY ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

DECEMBER 18, 2024, 6:00 PM

The Board of Directors of Hawaiian Shores Community Association (HSCA) regular meeting was held at the Stables (Community Center). A quorum was established. Eileen O'Hara, the President, presided. The meeting was called to order at 6:00 PM.

Directors present: Eileen O'Hara, Jeff Sargent, Jeffrey Kraybill, Mike Tompkins, Polly Quigley, and Kathy Morgan. Also in attendance are S'mon Gago, Office Manager, and Barbara Barr, Accounting Associate.

Absent: Kathy Klawitter, Lori Tetrault, Vladimir Vorobets

Members present: Barbara Jackson, Daniel Harder, and Tom Cumming

ANNOUNCEMENTS – Welcome new members: Barbara Jackson and Daniel Harder

COMMENTS ON AGENDA ITEMS BY MEMBERS – 3 MIN. LIMIT –

- a. Out of order of Agenda; Cumming Communication – Feeding feral pigs with the intent of trapping and removal.

APPROVAL OF MINUTES

Jeffrey Kraybill moved to approve the November 20, 2024, Board of Directors meeting minutes. Kathy Morgan seconded the motion. The motion passed unanimously.

WRITTEN COMMUNICATIONS –

- a. Cumming Communication – See Comments on agenda items by members.

STATEMENTS OR CONCERNS FROM DIRECTORS – None

REPORTS

Office Manager Report- S'mon Gago reported that Pacific Termite is fumigating on Monday, December 23. Office and Honu Park will be closed Christmas Eve, Christmas Day, and New Year's Eve. Joy Gannon is hosting a DSO training class at the Stables on January 20th and 21st. All

instructors at the stables have been informed. The playground is nearly completed. The pool cover quote is attached. Good Neighbor of the Month suggestion: HSCA Staff.

Jeff Sargent moved to keep the Holiday closer extension for December 31. Mike Tompkins seconded the motion. The motion passed unanimously.

Jeff Sargent moves to approve the pool covers. Mike Tompkins seconded the motion. The motion did not pass, with one in favor and five opposed.

Maintenance Foreman Report – S'mon Gago reported that all equipment is up and running. Mowing is behind due to the playground. The playground is estimated to be completed by the end of January. The well continues to get negative results; therefore, we no longer need to test bimonthly. If the test continues to be negative in January and February, we won't have to test anymore.

Accounting Report: Barbara Barr reported that 2025 assessments are coming in, and water charges are normal. One property sale was recorded in November, and 14 properties are in escrow.

Financial Report – Jeffrey Kraybill reported that cash is \$144,070.32 and investments are \$771,963.01. Long-term liability is \$2.48 million, including the DWSRF Loan until forgiven. Assessment collection started the year above the budget. Collections are above budget by 65%. Water is under budget, but payments are at the same level as last year. New water service connections are at budget. Guest fees are down for the month. Interest and Investment income are over budget. Total income is 25% above budget. Payroll is 7% under budget. Most of the monthly expenses are running below budget. Contract labor is above budget. Membership/Training is above budget due to the water conference Tm attended in Kona. Total expense is above budget by 1%.

CEAC REPORT – Jeff Sargent reported that Trivia Night, Karaoke, and Bingo are doing well. Looking into lockable shelves. No Game Night due to it being Christmas Eve.

DRC REPORT – Jeffrey Kraybill reported that Step One for Lot 618 Kawakawa St. was approved with no conditions. Step one for lot 1118 on Manini St. was approved with no conditions.

NEW BUSINESS –

- a. Nomination Committee – Polly Quigley, Kathy Morgan, and Mike Tompkins
- b. D&O Liability Insurance –

Jeffrey Kraybill moved to approve the D&O Liability Insurance. Polly Quigley seconded the motion. The motion passed unanimously.

OLD BUSINESS –

- a. Member Town Hall Proposal – Mike presented dates and will

Adjournment – 7:29 PM.

Lori Tetrault

Lori Tetrault

1-15-25

Date