

**HAWAIIAN SHORES COMMUNITY ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING  
March 9, 2010**

A regular meeting of the Board of Directors of the Hawaiian Shores Community Association (HSCA) was held on Tuesday, March 9<sup>th</sup> at its recreational facilities. The President was in the chair and the Secretary was present.

Directors present were: President Toni Robert, Vice President Patricia Brown, Secretary Suzan Thompson Forrest, Treasurer Royden Pilapil, Mark Mallory, and James McInerney.

Absent: Alfred Berger, Kathy Stephens, and Kevin Wibberley

Also in attendance: Director of Operations and Management, Candace Martin and invited member Azalia Moore.

A quorum was established and the meeting was called to order at 5:06 p.m.

**GUEST SPEAKER:** Frank Commendador, Vice Chair of the Puna Community Development Plan (PCDP) Action Committee, took us through a conversation regarding the talking points for the PCDP Amendment Process/ County Council Bill 194.

Director Alfred Berger arrived at 5:10 p.m.

**MINUTES**

- October 13, 2009 Regular Meeting minutes were approved
- January 16, 2010 Annual Members meeting minutes were tabled till the April Regular Meeting
- February 9, 2010 Regular meeting minutes were tabled till the April Regular Meeting

**COMMITTEE REPORTS**

Finance Committee:

The Finance Committee has asked the CPA to provide a written response to the following questions that were asked at the 2010 Annual Members meeting; "Why wasn't the annual audit completed in time to have the results included in the year-end packet the office mailed in December?" We reviewed the current financials.

**Patricia Brown moved** that we make the following financial statements available to members via the web site as soon as they are approved by the Board: Operating Fund Comparison to Actual, Collapsed Balance Sheet, Year to Date Profit and Loss Statement. If we get a request for further details the sitting Board will revisit what financial statements should go up on the web site.

Discussion

Vote taken

5 for: Alfred Berger, Royden Pilapil, Mark Mallory, Patricia Brown, Suzan Thompson Forrest  
1 against: James McInerny  
The President did not cast a vote

**Motion passed**

**Patricia Brown moved** that we place the Annual Financial Audit on our web site as soon as it is approved by the Board for dissemination.

Discussion

Vote taken

5 for: Alfred Berger, Royden Pilapil, Mark Mallory, Patricia Brown, Suzan Thompson Forrest  
1 against: James McInerny  
The President did not cast a vote

**Motion passed**

James McInerny shared his concerns regarding HSCA funds held in the bank/ limiting our liability if a financial institution were to fail. He proposed diversifying the placement of HSCA funds. By consensus it was agreed that this issue will be put on the agenda for the next Financial Committee meeting.

By-laws Committee:

They met on February 26<sup>th</sup> and March 5<sup>th</sup>. They made two suggestions regarding possible changes to address member concerns over audited financials at the Annual Members meeting held each January.

- Change the Annual Meeting date to March/ April when the financials will be available for members
- Hold a Semi Annual meeting in May/ June

Member Azalia Moore was given the floor to share the following suggestions regarding issues that were brought up at the Annual Members Meeting. Specifically issues of inclusion/ participation by off island members and part time residents and transparency for our membership.

- Utilize technology to create an interactive form of communication so that off island and part time residents can more fully participate in the decision making process.
- Allow off island members and part time residents the opportunity to serve on the Board of Directors.
- Allow for a less formal member meeting format (that requires no extra mailings/ costs) to discuss these issues.
- Include the most current Board approved financial statement in the year – end packet with the footnote “subject to audit available on or before April 1<sup>st</sup>”.

**Patricia Brown moved** to call a Special Meeting of the Membership on June 12, 2010 at 10:00 a.m. for the purpose of reviewing the audited financial statements and to approve the minutes of the January 16, 2010 Annual Members meeting.

Discussion

Vote taken

6 for: Alfred Berger, Royden Pilapil, James McInerney, Mark Mallory, Patricia Brown, Suzan Thompson Forrest  
The President did not cast a vote

### **Motion passed**

#### Director of Management and Operations Report:

The stables...By consensus we arrived at the following plan of action regarding the stables demolition bids:

- Call each bidder to confirm that their cost estimate bid included the possibility of hazardous material removal (possible asbestos in flooring and arsenic in walls)
- Bring up the stables at the Town Hall meeting on the 20<sup>th</sup> of March to get input from members on what they would like done with this structure.
- The Board will make a decision at the April Board Meeting.

**Royden Pilapil moved** that we purchase the Zero-turn Radius Mower as per the Allied Machinery Corporation quote of \$16,500 plus 4.166% sales tax and the Mulch Package for \$250 plus 4.166% sales tax.

Discussion

RM 3/9/2010



Vote taken

5 for: Alfred Berger, Royden Pilapil, James McInerny, Mark Mallory, Suzan Thompson Forrest

1 against: Patricia Brown

The President did not cast a vote

**Motion passed**

**NEW BUSINESS**

**Patricia Brown moved** to send a thank you letter to Azalia Moore explaining that Maher Habashi has been asked (in a letter dated July 20, 2005) to provide proof of the alleged waterline encroachment that she brought up at the January 2010 Annual Members Meeting. Mr. Habashi has not responded to the letter of request. This letter is to be cc'd and mailed to former Association Treasurer Beatrice Pao.

Discussion

Vote taken

6 for: Alfred Berger, Royden Pilapil, Patricia Brown, James McInerny, Mark Mallory, Suzan Thompson Forrest

The President did not cast a vote

**Motion passed**

**Mark Mallory moved** to send a letter to former Association Treasurer Beatrice Pao asking for proof of her allegation (made at the January 2010 Annual Members meeting) that HSCA financial records are being suppressed.

Discussion

Vote taken

1 for: Mark Mallory

5 against: Alfred Berger, Royden Pilapil, Patricia Brown, James McInerny, Suzan Thompson Forrest

The President did not cast a vote

**Motion failed**

**Mark Mallory moved** that a letter be sent to member Mike Turco informing him that he does not have permission to maintain existence of his rock wall on HSCA common property.

Discussion

Director Alfred Berger left at 9:45 p.m.

Vote taken

1 for: Mark Mallory

3 against: Royden Pilapil, Patricia Brown, Suzan Thompson Forrest

1 abstain: James McInerney

The President did not cast a vote

#### **Motion failed**

**Mark Mallory moved** that the Board of Directors continue the previous Board policy allowing the Board President to confer with attorney Michael Thomas on various association matters without prior Board approval.

Discussion

Vote taken

5 for: Royden Pilapil, James McInerney, Patricia Brown, Mark Mallory, Suzan Thompson Forrest

The President did not cast a vote

#### **Motion passed**

**Mark Mallory moved** to investigate whether the County of Hawaii is listing our 11 miles of private roads as their responsibility in budget requests to State and Federal agencies.

Discussion

Vote taken

5 for: Royden Pilapil, James McInerney, Patricia Brown, Mark Mallory, Suzan Thompson Forrest

The President did not cast a vote

**Motion passed**

**Mark Mallory moved** that the Board of Directors sit for a group photo.

Discussion

Vote taken

1 for: Mark Mallory

4 against: Royden Pilapil, James McInerny, Patricia Brown, Suzan Thompson Forrest

The President did not cast a vote

**Motion failed**

Discussion

**Patricia Brown moved** to reconsider the motion that the Board of Directors sit for a group photo.

Vote taken

3 for: Mark Mallory, Patricia Brown, Suzan Thompson Forrest

2 abstain: Royden Pilapil, James McInerny

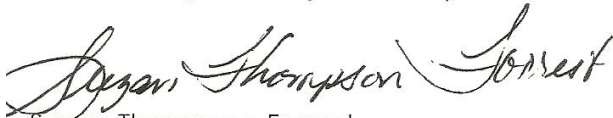
The President did not cast a vote

**Motion passed**

We adjourned into Executive Session to approve minutes and discuss personnel issues at 10:02 p.m.

We resumed the regular meeting at 10:12 p.m.

The meeting was adjourned by consensus at 10:12 p.m.



Suzan Thompson Forrest  
HSCA Secretary