

**HAWAIIAN SHORES COMMUNITY ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING
MAY 14, 2011**

A regular meeting of the Board of Directors of Hawaiian Shores Community Association (HSCA) was held on May 14, 2011 at its recreational facilities.

Directors present were: Eileen O'Hara, President; David Johnson, Vice-President; Kevin Wibberley, Treasurer, Solveig Lamberg, Assistant Treasurer; Royden Pilapil; Hiroshi Yanagihara, Leon "Pat" Kellogg.

Absent: Tony Thomas; Caroline Webber, Secretary

Also in attendance: Candace Martin, Director of Operations and Management (DoOM); Denise Warner, Recording Secretary of the Minutes, Michael Kaleikini, Manager - Puna Geothermal Venture Hawaii and 8 other guests.

A quorum was established and the meeting was called to order at 10:00 a.m.

ANNOUNCEMENTS

- a) Upcoming approved policy changes – changes in the pool/office hours, the new no-smoking policy at parks, and the use of prepaid guest cards will be included in the mass mailing in August.

OWNERS' COMMENTS

- a) Erica Johnson – requested the Board send out a yearly survey so members can express their preferences and concerns.

MINUTES

- a) April 9, 2011 Minutes – David Johnson moved to approve the Minutes of the April 9, 2011. Pat Kellogg seconded. Unanimous approval. Motion carried.
- b) April 28, 2011 Minutes – Solveig Lamberg moved to approve the Minutes of April 28, 2011 as amended. David Johnson seconded the motion. Vote: In favor: David Johnson, Solveig Lamberg, Pat Kellogg, Kevin Wibberley, Hiroshi Yanagihara. Abstained: Royden Pilapil. Motion carried.

COMMUNICATIONS

- a) Request for member survey by Erica Johnson received April 6, 2011 – The Board asked Erica to create a draft survey that can be reviewed and approved by the Board. Hiroshi Yanagihara was asked to submit a bid to translate the survey into Japanese. The Board discussed whether or not to make the survey anonymous.

David Johnson made the motion to include a survey in the mid-year packet to the membership and requested that it be translated into Japanese. Pat Kellogg seconded the motion. Unanimous approval. Motion carried.

- b) April 11, 2011 letter from member Mark Mallory objecting to appointment of Mr. Tony Thomas to the Board – Mr. Mallory expressed his concerns with the appointment.

REPORTS

Director of Operations and Management

Candace Martin reviewed the Operations and Management Report. It was noted that leaks have caused an increase in the electric bill and in pumping hours.

Kevin Wibberley made the motion to move \$100,000 of operating funds from the Hawaii National Bank account to the Merrill Lynch account. Royden Pilapil seconded the motion. Discussion ensued. Unanimous approval. Motion carried.

The Board discussed the installation of water meters. Candace Martin asked whether or not HSCA staff should start installing the next set of water meters or wait for the Board's review of bids on installation from outside sources. Eileen O'Hara asked Candace to provide a maintenance list for the rest of the calendar year in order to determine what priorities items should be addressed first. Candace requested that George be hired full time through the summer as an extra crew member.

Eileen O'Hara moved to withhold any further work on the installation of the water meters until the bids from sources outside HSCA could be reviewed. Solveig Lamberg seconded. Vote: In favor: Dave Johnson, Hiroshi Yanagihara, Solveig Lamberg, Pat Kellogg. Against: Kevin Wibberley, Royden Pilapil. Motion carried.

Committee Reports and New Appointments

- a) Finance – will meet on the third Thursday of the month at 6:00 p.m. Members include: Solveig Lamberg, Royden Pilapil, Tony Thomas, Eileen O'Hara, and Kevin Wibberley, Chair and Georgette Bell, Co-Chair asked to join.
- b) Infrastructure – will meet the second Saturday of the month at 2:30 p.m. Members include: David Johnson, Chair, Mike Turco, Arnold Gregory, Eileen O'Hara, and Kevin Wibberley, Co-Chair, Linda Turco and Suzan Thompson Forrest asked to join.
- c) By-Laws – will meet on the fourth Monday of the month at 6:00 p.m. Members include: Pat Kellogg, Chair, Mark Mallory, Co-Chair, Bill Shouldice, Toni Robert, Royden Pilapil, Solveig Lamberg, and Eileen O'Hara asked to join.
- d) Community Relations – will meet the second Saturday of the month at 9:00 a.m. Members include: Linda Turco, Jeff Lynn, Mark Mallory, Caroline Weber, Eileen O'Hara, and Liz Kellogg asked to join.
- David Johnson moved to accept the additional members to each of those Committees. Solveig Lamberg seconded the motion. Unanimous approval. Motion carried.*
- e) Architectural – a report was received with recommendations, including the change in name to "Design Review Committee". The change in name will be included in the Agenda for approval at the next General Membership Meeting. Further recommendations were to establish a schedule for meetings, and the institution of a two-part review process consisting of a conceptual schematic

- f) design review for CC&R compliance early in the project development, and the second part consisting of a verification of the approved County building permit and compliance of any permit documents with the previously approved conceptual schematic design. It was noted that the Chair should be notified by the Office via phone or email when new applications are received. A fourth recommendation was to institute a neighbor notification system for those who live within 150 feet of the property under consideration, so they are aware of future construction activity and have time to comment.

Kevin Wibberley made the motion to accept the recommendations of the Committee to establish a schedule for meetings, form a neighbor notification system and institute the two-part review process. David Johnson seconded the motion. Discussion ensued. Unanimous approval. Motion carried.

- g) Ocean Park – The report was reviewed. It was noted that 48 coconut trees have been sold for revenue of \$14,133. The work day for Sunday, May 15, 2011 was announced. The cost for the removal of green waste was over budget by \$700, and so Eileen O'Hara asked the Board to consider increasing the budget.

OLD BUSINESS

- a) Status on Nenu foreclosed property and comparative market analysis – Eileen O'Hara – It was noted that four banker boxes are on their way from Michael Thomas' office to ascertain if the wet ink, original deed is in the files. Hiroshi Yanagihara's market analysis showed five comparables ranging from \$10,000 - \$15,000 and the cheapest comparable lot was sold for \$8,000. It was noted that once the deed has been filed with the Bureau of Conveyances, the next step is to see if the IRS lien can be waived.
- b) Bid for solar system for Honu St. pool – Kevin Wibberley – The Board discussed installing a separate meter for the pool and the Office. The separate reading would help estimate the cost for the solar system. Candace Martin agreed to acquire a bid from Big Island Electrical.

Kevin Wibberley made the motion to install a separate meter for the Office if the bid comes in at \$1200 or less. Pat Kellogg seconded the motion. Unanimous approval. Motion carried.

NEW BUSINESS

- a) Presentation by Puna Geothermal Venture Hawaii - Mike Kaleikini, Manager updated the Board on the status of their expansion efforts.

ADJOURNMENT

Meeting adjourned at 12:00p.m. by general consent.

Approved:



Eileen O'Hara, President

Date: 6/11/11