

**HAWAIIAN SHORES COMMUNITY ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING
SEPTEMBER 10, 2011**

A regular meeting of the Board of Directors of Hawaiian Shores Community Association (HSCA) was held on September 10, 2011 at its recreational facilities. A quorum was established and the meeting was called to order at 10:00 a.m. The President was present and Solveig Lamberg served as the Secretary in attendance.

Directors present were: Eileen O'Hara, President; David Johnson, Vice-President; Kevin Wibberley, Treasurer; Solveig Lamberg, Assistant Treasurer and Acting Secretary; Royden Pilapil, Hiroshi Yanagihara, and Leon "Pat" Kellogg. Absent: Caroline Webber and Tony Thomas.

Also in attendance: Denise Warner, Recording Secretary of the Minutes, and several other guests.

ANNOUNCEMENTS

- a) Starting in the next fiscal year 2012-13, the properties at Ocean Park will be assessed at the minimum tax rate.
- b) A letter was received from the Office of Carbonaro CPA stated that HSCA may qualify for a rebate from medical insurance premiums for the fiscal year 2010.
- c) Candace Martin, DoOM is out on a leave from Sept 7th to Oct 7th, 2011.

OWNERS' COMMENTS

- a) Glenna McAnish – expressed concern over the new pool hours and asked that they be extended.
- b) Conrad Torrijos – asked for speed bumps to be installed on Papio St.
- c) Laura Grimes – insisted that the Board be impeached for creating a public park at Ocean Park. The Board responded that that HRS regulations prohibits private parks at the oceanfront, but it is listed as private property, as it was established when first created.
- d) Cindy McAnish – expressed concern over several recent Board decisions.
- e) Bobbie Rioux – asked the Board to act on the property advertising a vacation rental unit in a single house dwelling.
- f) Kathy Hanohano – asked the Board consider asking neighboring communities to pay to use the pool. She also asked if HSCA is responsible for liability at Ocean Park. The Board responded that the same State laws that have always demanded public access to the ocean also protect HSCA from liability.

MINUTES

- a) August 13, 2011 Minutes – Pat Kellogg moved to approve the Minutes of the Meeting of the Board of Directors on August 13, 2011. Solveig Lamberg seconded the motion. Vote in favor: David

Johnson, Hiroshi Yanagihara, Pat Kellogg, Solveig Lamberg, Kevin Wibberley. Opposed: Royden Pilapil. Motion carried.

COMMUNICATIONS

Communications were deferred until the next meeting.

REPORTS

Director of Operations and Management

No report or meter reads were available for the month of August. Seven meters were installed, two of which were partially installed. The pool furniture was replaced. The Honu painting project is still ongoing. Third quarter financials were incomplete and will be reported on next month.

Committee Reports

- a) Architectural – Proposed changes to CC&Rs regarding design review were evaluated. *Royden Pilapil made the motion to delay any action until the next Board meeting. Pat Kellogg seconded the motion. Discussion ensued. Vote in favor: Hiroshi Yanagihara, Pat Kellogg, Royden Pilapil. Opposed: David Johnson, Kevin Wibberley, Solveig Lamberg, Eileen O'Hara. Motion lost.*

David Johnson made the motion to accept the proposed changes to Articles 1, 3, and 7 of the CC&Rs and distribute the proposed changes to membership with the November package. Kevin Wibberley seconded the motion. Vote in favor: David Johnson, Hiroshi Yanagihara, Pat Kellogg, Solveig Lamberg, Kevin Wibberley. Royden Pilapil opposed. Motion carried.

- b) By-Laws – It was noted that Solveig Lamberg resigned from the Committee. Pat Kellogg reviewed the Committee's Meeting Minutes. Proposed changes were reviewed.
- c) Community Relations – The fundraiser to help pay for the recreational facilities is in progress for Nov 6th, and a concert will take place from 2 pm to 5 pm. Investigation in process to permit the use of alcoholic beverages.
- d) Finance – The proposed operating budget for next year was reviewed. The CIP plan was also reviewed.
- e) Human Resources – No report was available.
- f) Infrastructure – The Minutes were reviewed. The Committee recommended holding off on a decision until a smart sign is installed to collect data on specific needs before making decisions on the purchase of speed humps/bumps. *Pat Kellogg made the motion to allow owners on Papio Street to put the speed humps in themselves at their own cost. Kevin Wibberley seconded the motion. Discussion ensued on County and State regulations pertaining to installation.*

Solveig Lamberg amended the motion to include that permission would be subject to meeting all County State, Federal regulations and all pertinent governing documents. Pat Kellogg seconded the motion. Vote in favor: Unanimous approval. Motion carried.

The amended motion was then adopted, as follows: Owners on Papio Street will be allowed to put the speed humps in themselves at their own cost subject to meeting all County, State, Federal

regulations and all pertinent governing documents. Vote in favor: Unanimous approval. Motion carried.

- g) Ocean Park – The report on the blessing was included for file.

OLD BUSINESS

- a) Status of actions on design and drawings and roofing the Stables - Kevin Wibberley reported that the stables have been tented successfully. Kevin Wibberley suggested reroofing the front area, redesigning the bathrooms and facilities to be ADA compliant and installing a new septic system. Water would need to be hooked up in order to add a facility kitchen. Dick Munday provided a project description and required \$500 in order to get a plan drawn using the original plans on file as a reference. It was noted that verification of the original plans is in order. A clean up of the area was also considered a top priority. The Board estimated that \$3,000 would be a needed expenditure for cleanup. *Kevin Wibberley made the motion to use \$5,500 of the \$35,000 for cleanup and plan design of the HSCA community center. David Johnson seconded the motion. Vote in favor: David Johnson, Hiroshi Yanagihara, Pat Kellogg, Solveig Lamberg, Kevin Wibberley. Royden Pilapil abstained. Motion carried.*
- b) Bid for solar system for Honu Street Pool – The proposal for installing the pumping system was presented to the Board. The Board was asked to: provide input on the placement of the ground rack (costs determined by the anchoring process); remove a small tree; and approve the sum of \$11,000 for the engineering company to start the planning and permitting process. The final fee would total an estimated \$90,000 with taxes. Four pumps are required for the current pool set up and a replacement pump is \$3,680 with life expectancy of 10 years and a 5 year warranty. The solar panels are warranted for 25 years based on a sliding scale and guaranteed 'fit and finish' for five years. The pool would be shut down for a couple of days to install the pump. *Kevin Wibberley made the motion to finance the \$11,000 for the engineering of the solar water pumping system out of the reserve fund. Solveig Lamberg seconded the motion. Vote in favor: Unanimous approval. Motion carried.*
- c) Update on RFP publication and planning grant option – Eileen O'Hara reported that the next step is to call the engineering firms to see if they have had sufficient time to respond. If not, the closing date for RFPs would change from September 19th to October 17th. *Pat Kellogg moved to extend the deadline on the RFPs from the engineering firms until October 17th, if needed. Solveig Lamberg seconded. Vote in favor: Unanimous approval. Motion carried.*
- d) Update on recruitment for staff positions – The Maintenance Foreman has been selected and offer extended. He is expected to start mid October. Current office staff were invited to submit applications for the new job descriptions for Office Manager and Clerical Assistant for first consideration with applications due Sept. 9th. As no applications were received by that date, outside recruitment will follow. Existing maintenance staff position descriptions were modified only slightly. Existing maintenance staff will be asked to sign off on the revised job descriptions once the new Maintenance Foreman is onboard.

NEW BUSINESS

- a) Bids to tent Maikoiko Park pavilion for termites – Two bids for tenting was reviewed. Terminex: \$3,393.75 total (with the understanding that they are not accountable for any current termite damage to structural beams). Treatment plan was optional. Hilo Termite Control: \$2,688.10 total. Bowman had not responded to date. *Pat Kellogg moved to accept Hilo termite's bid on tenting both the pavilion and the bathrooms at the cost of \$2,688.10. Solveig Lamberg seconded. Vote in favor: Unanimous approval. Motion carried.*
- b) Establish additional assessment amount for lot owners not maintaining water easement – *Kevin Wibberley moved to defer any action until the next Board meeting. Pat Kellogg seconded. Vote in favor: Unanimous approval. Motion carried.*

ADJOURNMENT

Meeting adjourned at 1:00 p.m. and the Board convened for executive session.

Approved:



Solveig Lamberg, Acting Secretary

Date: 10/24/2011