

**HAWAIIAN SHORES COMMUNITY ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING
FEBRUARY 11, 2015**

The regular meeting of the Board of Directors of Hawaiian Shores Community Association (HSCA) was held at its Community Center. A quorum was established.

The meeting was called to order at 6:15 p.m.

Directors present: Eileen O'Hara, President; Hiroshi Yanagihara, Vice President; Steve Bailey, Treasurer; Solveig Lamberg, Assistant Treasurer (arrived during Staff Reports); Tom Cumming, Secretary; Christian Weingartner and Jack Wells. Absent: Mike Dolson and Mike Lopez. Also in attendance: Stephanie Carney, Samantha Martoni and one HSCA member.

ANNOUNCEMENTS

Nominations for Board Members – Nominations are due Feb 15, 2015. Three nominations have been received for the three 3-year terms that are open. A 1-year position is also open due to a resignation.

MEMBERS' COMMENTS

Georgette Bell – noted that a qualified yoga instructor is willing to provide classes Wednesdays from 10:15 – 11:15 am for a suggested donation of \$4-6 per person. She requested the Board support the start up of the Bingo program by providing the community center free of charge for the first few months. Students learning acupuncture may also be able to provide free therapy as part of their curriculum.

APPROVAL OF MINUTES

January 14, 2015 Regular Meeting of the Board of Directors – *Steve Bailey moved to accept the Minutes. Christian Weingartner seconded. Motion passed with unanimous approval.*

COMMUNICATIONS

As previous requests for a water slide have been approved, a request for a water slide at the Community Center was approved this month at the office.

STAFF REPORTS

Accounting Associate – Stephanie Carney's report was reviewed. Of note, someone intending to buy in HSCA wanted to know if there were any CC&Rs regulating a ground-mounted HAM radio antenna of 25-30'. Tom Cumming offered to investigate. Due to a clerical error, the increase in water billing was delayed until February 2015.

Water System Operator – Samantha Martoni’s report was reviewed. Of note, problems at water yard persist with the pressure tank depressurizing and more recently the starter for booster motor #1 failed. Estimates for repair parts for the #2 booster and backup parts for the starters are in progress. The Pole saw has been broke for some time now and the crew is requesting a new one. A replacement was found: Husqvarna 327PT5S 24.5cc 2-Stroke Gas Powered 13-Foot Telescopic Pole Saw - cost of \$599 with free shipping. Terminix has offered cash settlement of \$3,000 for termite damage in the office. It was agreed by general consent to reject that offer. Instead, it was agreed that Samantha should get another bid on the work that is needed to repair the termite damage.

DRC – Changes to the CC&Rs were reviewed and approved by the Board and are detailed below:

1) Change Section 1 Title From: 1. DESIGN REVIEW AND PERMIT FOR CONSTRUCTION

To: 1. DESIGN REVIEW AND PERMIT FOR NEW CONSTRUCTION, REMODELS AND REBUILDS

2) Change Section 11 from: 11. MINIMUM AREA - Each residence shall have a minimum of 1000 square feet of living area, exclusive of porches, lanais, decks, garages, and carports.

To: 11. MAXIMUM AND MINIMUM AREA - All residences with less than 1000 square feet, or greater than 3500 square feet of enclosed living area, exclusive of uncovered porches, lanais, decks, and covered garages and carports, will require approval from neighboring property owners and the HSCA board of directors according to the HSCA variance policy.

3) Maximum and Minimum Residence Enclosed Area Variance Policy

To build a residence with less than 1000 square feet, or greater than 3500 square feet of enclosed living area, exclusive of uncovered porches, lanais, decks, and covered garages and carports, the HSCA Covenants, Conditions and Restrictions, will require approval of neighboring property owners and the HSCA board of directors according to this variance policy.

1. The proposed residence must be approved by 75% of property owners within 500 feet of all property lines subject to the conditions stated below.
2. Approvals must be submitted in writing in response to a mailing by applicant that includes a copy of the building design plan, a plot plan and a stamped response card for owners to remit that identifies the remitter's contact information and location of subject property. A proof of mailing provided by USPS or other delivery service is required.
3. Respondents to the mailing will have 60 days to respond. Non-response will be considered abstaining and will not be counted.
4. If there is less than four respondents the HSCA Board of Directors will make the final determination.
5. Respondents that own multiple lots within 500 feet may only return one response. *(deleted.)*
6. A lot within 500 feet owned by multiple owners may only return one response.
7. HSCA has 30 days to review and confirm the returned response cards.
8. Final approval on a submitted design plan and documentation will be made by the HSCA

Steve Bailey moved to approve the CC&R changes as submitted by Tom and thank him and the Committee for all their hard work because I know this wasn't easy. Solveig Lamberg seconded.

Eileen O'Hara moved to amend the motion to send these recommended changes to declarations of CC&Rs to the members for vote. Motion passed by unanimous approval.

Tom Cumming moved that should the membership approve of change in Section 11. Maximum and Minimum Area, the Board will then approve of the Maximum and Minimum Enclosed Residence Area Variance Policy. Steve Bailey seconded. Discussion ensued on whether a land owner with several lots should have a vote for each lot.

Steve Bailey moved to amend the variance policy by removing No. 5. Hiroshi Yanagihara seconded. Motion passed by unanimous approval.

The motion as amended was the passed by unanimous approval: Should the membership approve of change in Section 11. Maximum and Minimum Area, the Board will then approve of the Maximum and Minimum Enclosed Residence Area Variance Policy with the exception of item 5.

Community Events and Activity Committee (CEAC) Report – Tom Cummings reported. As reported by Georgette Bell, several ideas are in development. The Board reviewed the proposal from Eileen O'Hara 'that community-oriented activities that are fitness and health related are provided with Board support for a period of time specified by the Board to allow the activity to take hold and get a following'.

Tom Cumming moved that we waive the fees for groups that will benefit the community as defined by the CEAC Committee for the first three months. Steve Bailey seconded. Discussion ensued. Motion passed by unanimous approval.

ONGOING BUSINESS

Terminex offer on HSCA office damage – Reported on earlier. It was agreed that Samantha should get another bid on the work that is needed to repair the termite damage.

USDA water system loan/grant combo – Currently waiting for the contract from Engineering Partners Inc.

USDA Emergency Grant for recouping Iselle damages – The following resolution was read and approved:

By resolution,

the Board of Directors of Hawaiian Shores Community Association agrees to enter into an ECWAG grant agreement for financial assistance with the United States Department of Agriculture, Rural Development to finance water system emergency repairs for damages incurred from Tropical Storm Iselle.

Be it further resolved that

the Hawaiian Shores Community Association Board of Directors authorizes the President and the Treasurer to sign all documents relating to the USDA Rural Development loan and/or grant as attested to by the Secretary.

Steve Bailey moved to accept the resolution. Jack Wells seconded. Motion passed by unanimous approval.

Albizia Tree Notices – update. A draft letter created by the HSCA attorney, Mr. Chu was reviewed which will be sent to residents who are unresponsive to letters requiring removal of Albizias from their property.

Annual Membership Meeting – updates. It was reported that the preparations are going well and on schedule.

NEW BUSINESS

Approve 2014 Audit and Mitigative Actions – The draft audit and mitigative actions created by Carbonaro CPAs & Management Group were reviewed and accepted.

Steve Bailey moved to accept and approve the draft Audit for 2014 from Carbonaro CPA & Management Group. Tom Cumming seconded. Motion passed by unanimous approval.

HSCA testimony on property insurance and Albizia issues for State legislature – The Board reviewed the need to approve Eileen O'Hara sending in testimony as needed on bills affecting the community.

Solveig Lamberg moved that the Board approve and greatly appreciates Eileen O'Hara taking on the responsibility of testifying on behalf of the Board and HSCA. Christian Weingartner seconded. Motion passed by unanimous approval.

ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted and Approved,



Tom Cumming, Secretary

3-12-15

Date