

**HAWAIIAN SHORES COMMUNITY ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS REGULAR  
MEETING  
MAY 11, 2016**

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

The meeting was called to order at 6:00 p.m.

Directors present: Roger Guenette, President, Christian Weingartner, Vice-President, Lance Decker, Treasurer; Tom Cumming, Secretary; Caroline Weber, Joe Kovach, Jack Wells and Mike Dolson. Also in attendance: Stephanie Carney, Accounting Associate and other HSCA Members.

**ANNOUNCEMENTS**

Steve Bailey resigned as a Director, but will remain on staff.

**COMMENTS BY MEMBERS**

James Carney - passed his DSO I Test.

**MINUTES**

*April 13, 2016 Regular Meeting of the Board of Directors and April 13, 2016 Special Meeting of the Board of Directors - Jack Wells moved to accept the Minutes. Lance Decker seconded. Motion passed with unanimous approval.*

**COMMUNICATIONS**

Puna Home Owners Association Conference - Members were encouraged to attend June 25, 2016 and are asked to let Stephanie Carney know of their intention to attend.

## **REPORTS**

Accounting Associate - Stephanie Carney's report was reviewed.

Quality Control Officer and Project Manager Report - Steve Bailey's report was reviewed.

DRC Committee - Tom Cumming reported on one approval recently granted. Roger Guenette resigned from the Committee. The Committee Members will be: Tom Cumming, Dick Munday, Matt Kaufman and Caroline Weber.

Community Events and Activity Committee (CEAC) Report - No report.

## **ONGOING BUSINESS**

Road Surfacing Quotes - Steve Bailey reported. The paving and sealing costs for the subdivision as well as a priority ranking according to need were submitted with an average estimated cost of \$2.87/sq ft. of paving.

Swimming Pool Resealing - Steve Bailey reported that an estimate for re-spraying the lining will be forthcoming.

Record Retention Policy - Steve Bailey reported. A schedule is being prepared to send the attorney needed documents and destroy unnecessary ones.

**NEW BUSINESS**

Revision of Water Rules - Landlord Letter Authorizing Tenants to Use Water System - The proposed change to CC&Rs would require the Landlord to send a notarized letter authorizing tenants to use the water system in order to dissuade theft by squatters.

*Tom Cumming moved to change the Water Rules to add Under Rule 5 Section 1 - Owners who wish to have their tenants pay the water bill will be responsible for transmitting to HSCA a notarized statement identifying the tenant and advising the tenant that the tenant will be transmitting an application for Water Connection and Service; and the owners will also be responsible for payment of outstanding charges left by tenants who have vacated the property. Caroline Weber seconded. After discussion, the motion passed with unanimous approval.*

A sample letter will be created by administration.

Emergency Fund Status and Determination of CAP amount - After discussion, the Board agreed by general consent to wait for the cost estimates on several ongoing projects before making a decision.

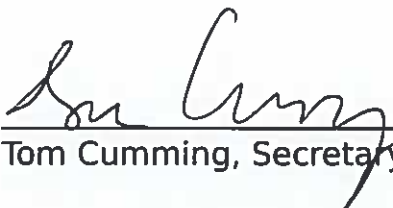
Set Date for Political Forum - Saturday, July 30<sup>th</sup> was set for the political forum. All candidates will be invited.

Road Paving Project Committee - After discussion the following Committee Members volunteered: Roger Guenette, Steve Bailey, Joe Kovach and Lance Decker.

**ADJOURNMENT**

The meeting was adjourned at 6:28 p.m.

**Respectfully Submitted and Approved,**

  
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Tom Cumming, Secretary

6-8-16  
Date