

**HAWAIIAN SHORES COMMUNITY ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING  
JULY 20, 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; Mike Dolson Joe Kovach (after review of Minutes). Absent: Jack Wells, Caroline Weber. Also in attendance: Stephanie Carney, Accounting Associate and other HSCA Members.

**ANNOUNCEMENTS**

None.

**COMMENTS BY MEMBERS**

Jenny Aborini - asked the Board to deny approval for the request from Lot 765 to build a structure smaller than < 1000 sq. ft., as they own two of the adjoining lots. She also thanked maintenance for weekly mowing schedule during summer months.

**MINUTES**

*June 8, 2016 Regular Meeting of the Board of Directors – Lance Decker moved to accept the Minutes. Tom Cumming seconded. Motion passed with unanimous approval.*

**COMMUNICATIONS**

Beatrice Pao about abutting lot and overhanging grass – to be considered later in agenda.

Proposed engagement letter from our auditor, Carbonaro and Associates – a concern was raised over the 5% increase. Further review by staff will continue.

Donald Gotlieb – Mr. Gotlieb has responded positively to CC&R violations letter. A response will be sent requiring his compliance within 45 days (from the end of June).

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Jenifer Doyas requests establishment of a dog park – After discussion, this item was referred to the CEAC Committee for review and development.

Samantha Martoni requests possible employment – referred to executive session.

CV from Mark Ianconneti – application for Board member – referred to executive session.

Steve Bailey - HPP Increase in transfer fees – tabled until the next meeting.

**REPORTS**

Accounting Associate - Stephanie Carney's report was reviewed. A Little Ant Fire Clinic is scheduled for August 6<sup>th</sup> at 9:00 am. No action items.

Quality Control Officer and Project Manager Report - Steve Bailey reported. Several issues were referred to executive session. A concern was raised to develop possible repercussions for CC&R violations.

Discussion on CC&R violation letter for 15-2805 Kala Street – After review, it was agreed to refund his water connection fee until he has an approved plan for a suitable living structure.

Road Infrastructure Committee - It was noted that in lieu of the additional costs previously addressed for the water yard improvement, the following resolution was approved in order to start the process for financial assistance. Approval of costs and any increase in assessments to members will be considered at a later date.

By resolution, The Board of Directors of the Hawaiian Shores Community Association agrees to apply for financial assistance with the United States Department of Agriculture to finance the repaving of 11.5 miles of private roads. Be it further resolved that the Hawaiian Shores Community Association Board of Directors authorizes the President and Treasurer to sign all documents relating to the USDA Rural Development loan as attested to by the Secretary.

*Roger Guenette moved to approve the resolution. Motion passed by unanimous approval.*

Minutes of the HSCA Board of Directors Regular Meeting, July 20, 2016

DRC Committee - Request by Mr. Dixon for board approval to build a home smaller than < 1000 sq. ft. – It was agreed that Mr. Dixon should attend a DRC meeting with revised plans to ensure a quality design that appeals to the members and immediate neighbors before approval can be granted.

Request for Board Approval to move the property line which goes through the Stables – Tom Cumming suggested consolidating the lots once a review of requirements are submitted.

Community Events and Activity Committee (CEAC) Report - Georgette Bell reported. No action items.

**ONGOING BUSINESS**

USDA Water System Project, Plan Completion/Bidding Date, Resident Engineer, Insurance and Bonding, Project SMA Permit - Steve Bailey reported the process is ongoing.

CC&R Enforcement – Steve Bailey reported this item is ongoing.

Swimming Pool and Deck Resealing – Steve Bailey reported this item is ongoing.

Political Forum – No report.

Cellular Tower and Service to Lower Area of Subdivision – Steve Bailey reported. Negotiations will be initiated with Verizon. Evidence must be shown to show the need for coverage has arisen for several thousand potential users.

**NEW BUSINESS**

Request for Legal Opinion Regarding CC&R Enforcement (Fine Structure and Car Removal) – Roger Guenette noted it had been discussed earlier.

**ADJOURNMENT**

The meeting was adjourned at 7:00 p.m.

**Respectfully Submitted and Approved,**

  
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Tom Cumming, Secretary

8-10-16  
\_\_\_\_\_  
Date