

**HAWAIIAN SHORES COMMUNITY ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING  
AUGUST 10, 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, Caroline Weber. Absent: Jack Wells. Also in attendance: Steve Bailey, QCOP Manager and other HSCA Members.

**ANNOUNCEMENTS**

James Carney and Stephanie Carney resigned in July. Lisa Black has been retained as temporary office staff to help with QuickBooks.

The Board of Directors Meeting has been changed to the third Tuesday of the month.

The DRC Committee Meeting has been changed to the first Thursday of the month.

**COMMENTS BY MEMBERS**

Cindy Caldicott, Kawakawa St. – The lot behind them is occupied by a man using a container as a permanent residence with tarps extended and a tent. She asked the Board help the owner comply with CC&Rs. Jake Schooly – apologized to his neighbor and to HSCA for his lack of knowledge of the CC&Rs. He noted the container would be temporary until he made his permanent residence. In July he received a letter from HSCA asking for compliance to the CC&Rs and he has all intentions of compliance. He asked for a water connection and for permission to leave the container on the lot and to keep up the hard shell tent which is a temporary workshop with generator. He was reminded of the need to present simple sketch plans to the DRC and to have a port a potty during construction. He was also warned that no one can reside on the property during construction.

The DRC agreed to meet on Thursday, 18, 2016 to see his plans and move the construction forward.

## MINUTES

*July 20, 2016 Regular Meeting of the Board of Directors – Mike Dolson moved to accept the Minutes. Lance Decker seconded. Caroline Weber abstained. Motion passed with unanimous approval.*

## COMMUNICATIONS

Dawn Hurwitz – asked about the possibility of adding a schedule for lap swimming.

The Board agreed that it had been decided previously to add a lap line for swimming. And that it would be implemented as soon as possible after the pool resurfacing.

Letter from Carbonaro CPAs, July 26, 2016 – The auditor submitted a lower revised bid for the October 2016 audit and explained the higher cost estimate was due to the number of adjustments needed last year and noted that these costs can be mitigated if the accountant makes sure accounting is done accurately with subsidiary schedules included that support the balance sheet.

*Tom Cumming moved to accept the bid from Carbonaro. Caroline Weber seconded. Motion passed by unanimous approval.*

## REPORTS

Quality Control Officer and Project Manager Report - Steve Bailey reported. A temporary office worker was retained on a contractual basis. Resumes are being reviewed for Accountant/Office Manager. Colors were picked for the pool resurfacing.

2016 Third Quarter Financial Report – Lance Decker reported.

DRC Committee – Tom Cumming reported. Four plans were submitted. It was noted that some education of the process should be developed for new land owners. The meeting has been changed to the first Thursday of the month, so that it falls before the monthly Board Meeting.

Community Events and Activity Committee (CEAC) Report – Caroline Weber reported. The political forum went well. A new sound system is needed. An additional yoga class was added. Maintenance was asked not to mow Wed or Fri morning during yoga class. A flyer will address all the yoga classes.

## 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. Plan submittals are complete and will be sent to USDA. Specifications need completion.

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

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

Cellular Tower and Service to Lower Area of Subdivision – Steve Bailey reported. Help from Vista Towers and a submittal of the need/impact on customers will hopefully convince Verizon to increase service in the area.

Update on Verizon Billing Issue – After the contractual agreement with Verizon ends in 2017, a new system can be set up with staff to save cell phone costs - such as provide staff with a stipend for use of their personal phone.

Transfer Fee Increase and Building Impact Fee – Roger Guenette and Steve Bailey discussed the possibility of increasing the transfer fee to \$300 and adding a building impact fee of \$700 when a building permit is pulled. These funds would be put into an infrastructure fund to help with road maintenance, etc.

*Caroline Weber moved to increase the transfer fee to \$300 and initiate a building impact fee of \$700 effective October 1, 2016. Lance Decker seconded. Motion passed by unanimous approval.*

## NEW BUSINESS

Generator for Water Yard – Steve Bailey reported that research is being done to find funding and/or a grant.

Security Cameras for Office and Warehouse – Tom Cumming offered to sift through merchandise for HSCA needs.

Board Meeting Date – After discussion, the following motion passed.

*Caroline Weber moved to change the BOD Meeting to the third Tuesday of the month. Mike Dolson seconded. Motion passed by unanimous approval.*

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Sound System for Community Center and Public Events – Steve Bailey reported on a wireless system for approximately \$200.

**ADJOURNMENT**

The meeting was adjourned at 7:08 p.m.

**Respectfully Submitted and Approved,**

  
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Tom Cumming, Secretary

9-20-16  
\_\_\_\_\_  
Date