

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

ANNOUNCEMENTS

Roger Guenette asked board members to prepare any suggested changes to CC&Rs for the next board meeting.

COMMUNICATIONS

Jack and Cindy Caldicott – Lot 623 Kala St.

Keonepoko School – Reward Day (email vote approved)

Liz Morgan – use of a 20 x 20 tent by the Niihau pavillion – Oct 1, 2016 (email vote approved)

Joseph Silva – Bouncy Castle on Oct 1, 2016 (email vote approved)

COMMENTS BY MEMBERS

Jim Brewer, 15-2800 Lai St. – asked for clarification from the Board after several local residents denied consent for a 600 sq. ft. house to be built on their street. Tom Cumming, DRC Chair noted that the builder has revised his building plan to a 1024 sq. ft. house plan.

MINUTES

August 20, 2016 Regular Meeting of the Board of Directors – Caroline Weber moved to accept the Minutes. Mike Dolson seconded. Christian Weingartner abstained. Motion passed with unanimous approval.

REPORTS

Quality Control Officer and Project Manager Report - Steve Bailey reported. Three action items were approved:

The use of a bobcat in October -

Tom Cumming moved to approve bobcat usage for October not to exceed \$1200. Christian Weingartner seconded. Motion passed by unanimous approval.

Repairs to the truck -

Mike Dolson moved to approve the repairs to the truck with the \$1,000 deductible. Tom Cumming seconded. Motion passed by unanimous approval.

Purchase of water meters -

Caroline Weber moved to approve \$5,000 in water meters. Lance Decker seconded. Motion passed by unanimous approval.

Road Infrastructure Committee Report – Roger Guenette reported the pre application to the USDA for the loan to repave the roads is progressing. Once formal approval for the application has been granted, a public hearing will be advertised for discussion and approval by the membership.

DRC Committee – Tom Cumming reported on several ongoing plans. Concern was raised over one builder who has not obtained Committee approval or County permits. Dick Munday reported on one plan on a lot managed by Benfact USA, Inc. which will need further evaluation as it may turn out to be more than a single family dwelling, requiring a variance application and a public hearing.

Community Events and Activity Committee (CEAC) Report – Caroline Weber reported. Three yoga classes are scheduled. No action items.

Financial Report – Lance Decker reported. No action items.

ONGOING BUSINESS

USDA Water System Project, Plan Completion/Bidding Date, Survey of Habashi Property, Insurance and Bonding, Project SMA Permit - Steve Bailey reported. The USDA Engineer final review in process.

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

Swimming Pool and Deck Resealing – Steve Bailey reported this item is scheduled for October 10th – 28th.

Cellular Tower and Service to Lower Area of Subdivision – Steve Bailey reported it is still ongoing.

Generator Acquisition for Water Yard – Steve Bailey noted that a qualified electrician is needed to size the generator and make recommendations.

Security Cameras at Office and Warehouse – Steve Bailey reported this project is ongoing.

NEW BUSINESS

Albizia and Overhanging Tree Process – Steve Bailey reported. The Board agreed that since there is no process in place for residents who refuse to comply with HSCA regulations, consideration should be given to a punitive fine process.

Budget Preparation and Year End Cash Flow – Steve Bailey reported that will be considered at the October meeting.

CC&R Revisions (related to tenant use and design review requirements) – To be considered at the October meeting.

Sound System for Community Center and Public Events – Steve Bailey reported that the sound system has been acquired.

ADJOURNMENT

The meeting was adjourned at 6:56 p.m.

Respectfully Submitted and Approved,



Tom Cumming, Secretary

10-21-16

Date