

**HAWAIIAN SHORES COMMUNITY ASSOCIATION  
MINUTES OF THE HSCA BOD SPECIAL MEETING  
ROAD REPAVING AND USDA LOAN  
NOVEMBER 29, 2016**

This special 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; Jack Wells, Kathryn Kuhlman. Absent: Tom Cumming, Secretary; Mike Dolson, and Caroline Weber. Also in attendance: Steve Bailey, Project Manager and HSCA Members.

**FUNDING FOR ROAD PAVING AND WATER PROJECT**

The following points were reviewed with the community:

- CONDITION OF OUR ROADS
- PAVEMENT LIFE & TYPES OF RE-PAVING
- HSCA PLANNING APPROACH
- COST TO REPAVE OUR STREETS
- PROBABLE CONSTRUCTION SCHEDULES
- FUNDING OPTIONS TO PAY FOR THE WORK
- OTHER DEBT SERVICE ISSUES
- PREFERRED FUNDING ALTERNATIVE

**RECOMMENDATIONS:**

- THE BOARD RECOMMENDATION IS TO PAVE ALL STREETS WITHIN 3 TO 5 YEARS
- THE BOARD ALSO BELIEVES THAT ACQUIRING A LOW INTEREST USDA LOAN WITH A 30 YEAR PAYBACK IS THE BEST OPTION FOR FINANCING
- PURSUANT TO THIS OPTION IT WILL BE NECESSARY TO INCREASE THE ANNUAL ASSESSMENT BY \$30/YEAR FROM \$350 TO \$380/YEAR IN NOVEMBER 2017

## COMMENTS/QUESTIONS BY MEMBERS

One member asked about the priority for paving roads. The Board responded that if the annual assessment is increased by \$30, all the roads will be paved with priority given to roads that have the most need and the most traffic.

One member asked if HSCA will now help with Albizia removal. Mr. Bailey responded that the Board has limited power and removal of Albizias still lies with the property owner, but will do its best to assist with trees which are near the roads and which may cause damage to power lines.

One member asked about the liability created by those who do not pay assessments regularly. Mr. Bailey responded that HSCA currently sees a liability of approximately \$200,000/year and has contracted a collection agency which has helped in some measure. Additionally, some properties which have been foreclosed or have been empty for long periods are now selling and banks then pay back any fees owing.

Mr. Guenette added that a system of fines for those who do not comply with CC&Rs will be considered at the HSCA Annual Meeting.

One member asked if the final decision on road repaving and the water project will be voted on at the Annual Meeting. Mr. Guenette responded that after receiving input from HSCA members, the Board will make the final decision.

Also considered was that the lot numbers will be repainted.

One member asked about the possibility of adding a walking/cycling path along Kahakai from the highway to the ocean. Mr. Bailey suggested that the community start gathering support for such a project.

One member asked about the projected timeline. Mr. Bailey responded that after a bid is decided on and permits are received, the projected timeline for actual paving is about a two to three years.


One member asked if cesspools will have to be replaced by septic tanks. Mr. Bailey responded that any properties with cesspools within 1000 ft. of the water yard were offered the option of switching over to a septic tank free of charge but none chose this option.

Mr. Guenette also commented that the HSCA website will shortly be updated to answer further questions and issues as they arise.

**ADJOURNMENT**

The meeting was adjourned at 6:46 p.m.

**Respectfully Submitted and Approved,**

  
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Tom Cumming, Secretary

12-21-16  
\_\_\_\_\_  
Date

