

**HAWAIIAN SHORES COMMUNITY ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING  
FEBRUARY 15, 2017**

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, Kathryn Kuhlman, Genevieve Armanini, Caroline Weber and Jack Wells. Also in attendance: Steve Bailey, Project Manager and HSCA Members.

#### **ANNOUNCEMENTS**

Request for appointment to the HSCA Board of Directors from Genevieve Armanini –

*Tom Cumming moved to appoint Genevieve Armanini to the Board the Directors. Jack Wells seconded. Motion passed by unanimous approval.*

#### **COMMENTS BY HSCA MEMBERS**

One member raised concern over the variance in scheduled vs. actual dates for the Design Review Committee meetings. Tom Cumming apologized on behalf of the Committee. She also asked for clarification on the requirements for the site plan approval.

#### **MINUTES**

January 18, 2017 Regular Meeting of the Board of Directors –

*Caroline Weber moved to accept the Minutes. Mike Dolson seconded. Jack Wells abstained. Motion passed with unanimous approval.*

#### **COMMUNICATIONS**

Request from Kathy Hanohano for Honu Park Event in excess of 75 attendees – Discussion ensued over potential safety and parking issues from having some 100+ attendees. One HSCA member offered to attend in order to serve as a nationally registered paramedic. The Board asked for a written copy from Ms Hanohano's insurance regarding her coverage.

*Jack Wells moved to approve Ms. Hanohano's use of the park contingent upon availability of outside insurance, the volunteer paramedic, outside security and an additional pool*

*attendant. Tom Cumming seconded. Against: Kathy Kuhlman and Mike Dolson. Motion passed by majority approval.*

Request from Lisa Schems to Install Cell Tower Monitoring Equipment on behalf of T-Mobile  
In return for \$1500, they would like to install a device with internet feed to track signal strength for the next three years.

*Lance Decker moved to approve the request. Jack Wells seconded. Motion passed by unanimous approval.*

Request for Use of Community Center from "Shorty" as a Chakra – The Board asked Shorty to provide evidence of interest from HSCA members.

Request from Ken Honma to Relocate his Neighbor's Water Meter – Mr. Guenette noted that CC&Rs currently allow water meters to be installed wherever HSCA deems appropriate in the easements but not necessarily on the land owner's easement. Note was made that when Mr. Honma pays the \$1000 tap fee to hook up his water meter, staff may be able to put the meter on his easement. He also asked for written assurance that HSCA is responsible for maintenance on the hookup regardless of its location.

Request from Keonopoko School to Use Honu Park for Student Reward Day – A certified life guard will be present for about 60 students.

*Kat Kuhlman moved to approve the request. Caroline Weber seconded. Motion passed by unanimous approval.*

## REPORTS

Quality Control Officer and Project Manager Report – Steve Bailey reported. No action items.

First Quarter Financials – Lance Decker reported.

Road Infrastructure Committee Report – Roger Guenette reported on progress. No action items.

DRC Committee – Tom Cumming reported. One plan approved this month.

Community Events and Activity Committee (CEAC) Report – Caroline Weber reported. Suggested activities will be included in the November packet or on the website when updated.

## ONGOING BUSINESS

CC&R Violation for Lot 304 - 1527-87 Hinalaea St. – The dilapidated condition of the house/property continues to be a concern. Despite attempts at oral and written communications, no action by the owner has been taken. The County Building Department will be contacted on all properties that continue to be a hazard.

Minutes of the HSCA Board of Directors Regular Meeting, February 15, 2017

USDA Water System Project – Isemoto Contract has been signed.

Swimming Pool and Deck Resealing – Soon to be completed.

Generator Acquisition for Water Yard – On hold pending the water project.

Security Cameras at Office and Warehouse – On order.

Website Maintenance – Kat Kuhlman reported. Work is ongoing and a more user-friendly website will be launched shortly.

Valve Repairs – Work to begin when materials arrive, likely in March.

Altres 401K and Replacement of Ameriprise IRA Account – An Ameriprise proposal will be reviewed in Executive Session.

Submittal of CC&R Revisions to Attorney – Ongoing.

Board Nominations – Received and ongoing.

#### **NEW BUSINESS**

Leak Adjustments – Steve Bailey reported on possible changes to the CC&Rs which currently make property owners responsible to pay 50% of water leakage costs. Instead, a cost for each day's worth of water yard electricity will be charged at approximately \$75/day.

Set Annual Meeting Date –

*Mike Dolson moved to set the Annual Meeting date for the third Saturday in April. Kat Kuhlman seconded. Motion passed by unanimous approval.*

Ballot Language – To be emailed to Board Members for review.

Annual Meeting Mailing Out – Members were asked to volunteer.

#### **ADJOURNMENT**

The meeting was adjourned at 7:10 p.m.

**Respectfully Submitted and Approved,**

  
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Tom Cumming, Secretary

3-15-17  
\_\_\_\_\_  
Date