

**HAWAIIAN SHORES COMMUNITY ASSOCIATION
MINUTES OF THE ANNUAL MEMBERSHIP MEETING
APRIL 15, 2017**

The Annual Meeting of the Hawaiian Shores Community Association (HSCA) was held at its Community Center.

A quorum was established with 17 Members in attendance and 276 valid ballots counted, the majority of votes cast by mail. The meeting was called to order at 9:00 a.m. Tom Cumming, Secretary and Kathryn Kuhlman, Director presided.

Directors present: Tom Cumming, Secretary; Lance Decker, Treasurer; Mike Dolson, Kathryn Kuhlman, Caroline Weber, Genevieve Armanini. Absent: Roger Guenette, President; Christian Weingartner; Vice-President.

Guest Speaker: Eileen O'Hara

AGENDA

Jim Brewer moved to accept the agenda. Keith Mayton seconded. Motion passed by majority vote.

ANNOUNCEMENTS

Members were asked to speak into a wireless mic for the recording of the Minutes.

APPROVAL OF MINUTES

The Minutes of April 16, 2016 were previously sent out by mail for review by members.

Eileen O'Hara moved to accept the Minutes. Jim Brewer seconded. Motion passed by majority vote.

REPORTS

Treasurer's Report – The Fiscal 2016 Treasurer's Report was previously mailed to the members and was reviewed by Lance Decker, Treasurer. Lance indicated that HSCA remained within its budget for fiscal 2016 and that there were sufficient funds remaining to place the fully budgeted amounts of revenue within the reserve and infrastructure funds. Lance also mentioned the 2016 audit which has been completed with good results. There was mention of some need to improve a few internal controls which will be taken care of in fiscal 2017.

President's Report – Kathryn Kuhlman introduced Board members present and acknowledged the efforts of Christian Weingartner and Jack Wells who have completed their terms as Board Members. Kathryn Kuhlman also thanked Roger Guenette, Lance Decker and Steven Bailey for their contribution relative to the water management and road projects. She also reviewed the Presidents newsletter that included updates on the water and road projects and thanked Paul Bieschke for all his hard work as he facilitated the development of a new web site for HSCA.

FACILITATED MEMBER FORUM

Tom Cumming provided an introduction for facilitated forums to discuss ideas and get member feedback for making improvements for the following break out session topics. Ideas discussed during the forum are also shown under each topic.

1) Use of the 9 acres behind the Community Center

- Add in ¼ acre lot at the corner of Kahakai & Aama that is now privately owned
- Negotiate Land Lease for Senior Center
- Golf Practice Facility/Driving Range
- Restore horse stables or other animal facilities
- Install a walking/running track
- Gazebo or Wedding Facility
- Pickle Ball Facility
- Improve Acoustics within the Building
- Add a commercial kitchen
- Make building improvements for an art gallery with moveable walls
- Provide a concrete or asphalt surface in the back of the building
- Consider potluck, ping pong, fixit night, kids activities, weddings, family dance night, movie nights and game night

2) Maikoiko Park

- Community Garden
- Baseball Diamond
- Refurbishing Tennis Courts
- Soccer Field
- Pickle Ball Court
- Skateboard Area
- Walking/Exercise Track
- Community Produce Distribution Center
- Playground Equipment
- General Community Availability

3) Papio Park

- Gazebo/Wedding Facility
- Ocean Viewing Area
- Another Picnic Table
- Walking Trail
- Covered Musical Venue
- Barbecue Area
- Playground Equipment

GUEST SPEAKER

Eileen O'Hara, Councilwoman spoke about potential improvements in roads and public safety. The Puna District's budget is particularly challenged. One reason is because the district did not participate in the County's "Fair Share Contribution", which requires developers of new subdivisions to pay funds to the County for the creation and maintenance of necessary infrastructure. With an increase in population from approximately 11,000 in the Puna District in the 1980s to some 50,000 currently, the need for increased infrastructure is evident but the budget is deficient. A Pahoia Village Regional Master Plan will be launched to help with specific needs, including the development of a waste water substation.

COMMENTS BY MEMBERS

Comments recorded in the Minutes are presented as a summary only, not a word-for-word transcription.

Eileen O'Hara mentioned that one of the reasons the County's budget is so limited is because of the proliferation of illegal B&Bs which are not paying the Transient Accommodation Tax (TAT). This tax was created to support the infrastructure necessary to support tourism.

Kathleen Haley expressed concern about the fact that there are so many loose dogs it is unsafe to walk down her street and the noise from over 20 dogs is too much. There are also several renters who have chicken coops which is also against CC&Rs.

Keith Mayton noted that people are walking their dogs at 6:00 a.m. (and without a leash) which causes the other dogs on the street to start barking.

Kathryn Kuhlman suggested the Board develop better policies to deal with valid complaints.

One member asked when the newly approved CC&Rs become effective. Kathryn Kuhlman and Tom Cumming responded that they become effective after the CC&Rs are recorded with the Bureau of Conveyances and a letter has been sent to all members.

Kathleen Haley thanked Steve and Sara and all the staff for their great work.

Kevin Wibberly asked for clarification as to why the transfer fee was raised from \$100 to \$300 – a 200% increase? He noted that the Bureau of Conveyances in Honolulu charges 1/10th of 1% to change ownership names. He asked the Board to reconsider that rate. One Board member noted it was raised to be comparable to other subdivisions, such as HPP.

ELECTION RESULTS

Voting closed at 9:30 am.

Ballots Received = 279

Quorum only = 55

Ballots Voided = 3

Ballots Counted = 221

Votes Counted = 754

Genevieve Armanini: 197

Keith Mayton: 174

Dennis Wood: 187

Kathryn Kuhlman: 196

As a result, Genevieve Armanini, Keith Mayton and Dennis Wood will serve as Directors, each for a three-year term and Kathryn Kuhlman will serve as a Director for a one-year term.

CCR Revisions

The following CC&R revisions were sent to the Membership and were approved by a majority vote.

Revision/ Addition	Item	Action Overview
1	10 Parking Areas	<i>Any vehicle parked on road shoulder that does not comply with the above stated requirements, shall be towed away at owner's expense. Special circumstances may entail temporary exceptions, but must be made in writing to the Board of Directors at least one (1) week prior to proposed hardship. Exceptions to parking vehicles on road shoulder shall not exceed thirty (30) days.</i>
2	15 Equipment Noise/Nuisance	<i>Generators shall not be used to provide continuous power during the course of construction. Any equipment producing noise above 60dB (considered normal conversation) cannot be used on a regular basis such as to cause a nuisance to member or members in neighboring properties. Equipment use shall be restricted to the hours of 8 AM – 5 PM. Equipment used in the process of permitted construction is exempt from this requirement with use limited to the hours of 8 AM – 5 PM, Monday through</i>

DRAFT MINUTES OF THE HSCA ANNUAL MEMBERSHIP MEETING, APRIL 15, 2017

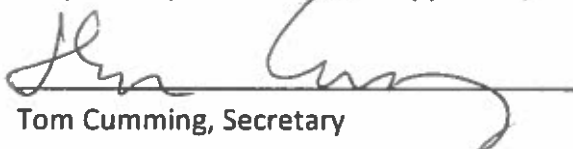
		<i>Friday, through the completion of permitted construction."</i>
3	16 Sanitation	<i>All construction activity shall have access to an on-site existing operable bathroom or portable sanitation device (Porta Potty or Porta Lua).</i>
4	17 Exterior Lighting	<i>All exterior lighting shall be of shielded, recessed or of such other type and location so that it does not interfere with vehicular traffic or become a nuisance to the neighbors. Motion activated security lighting with a maximum 15 minute on-cycle will be considered on its individual merit.</i>
5	28 Variances	<i>Variances to these CC&Rs may be considered by the DRC upon receipt of a written request from the owner or his/her representative outlining his/her specific reason(s) for the variance request. The Board may develop in its variance policy procedures for membership notification for any DRC variance review meetings.</i> <i>Variances will be considered, granted or rejected based upon individual merit. A variance granted to one individual will not be considered a precedent for other such requests.</i>
6	29 Appeals	<i>a.) The owner or his/her representative may appeal a decision of the DRC to the Hawaiian Shores Community Association Board of Directors (BOD) by submitting a petition in writing to the BOD within 10 business days after receiving said decision from the DRC.</i> <i>b.) The BOD shall have the right and authority to review the matter de novo and shall either confirm, modify or reverse the decision of the DRC. The decision of the BOD shall be final and conclusive.</i>
7	30 Fines	<i>The Board of Directors, at its sole discretion, is empowered by section 7.01 of the Bylaws to enforce compliance with these CC&R's. The Board of Directors may adopt Administrative rules that contain a schedule of fines and describe the process for assessing fines, appealing fines, and payment thereof in order to enforce the CC& R's.</i>

ADJOURNMENT

Keith Mayton motioned to adjourn the meeting. David Gallegos seconded. Motion passed with unanimous approval.

The meeting was adjourned at 10:32 am.

Respectfully Submitted and Approved,


Tom Cumming, Secretary

4-21-18
Date