

**HAWAIIAN SHORES COMMUNITY ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING  
APRIL 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. Tom Cumming presided.

The meeting was called to order at 10:45 a.m.

Directors present: Lance Decker, Treasurer; Tom Cumming, Secretary; Mike Dolson, Kathryn Kuhlman, Genevieve Armanini, Caroline Weber, and Keith Mayton. Absent were Roger Guenette, President and Dennis Wood. Also in attendance: HSCA Members.

**NEW BUSINESS**

*Tom Cumming moved to appoint Roger Guenette, President. Kathryn Kuhlman seconded. Motion passed with unanimous approval.*

*Tom Cumming moved to appoint Kathryn Kuhlman, Vice President. Genevieve Armanini seconded. Motion passed with unanimous approval.*

*Tom Cumming moved to appoint Lance Decker, Treasurer. Kathryn Kuhlman seconded. Motion passed with unanimous approval.*

*Genevieve Armanini moved to appoint Tom Cumming Secretary. Kathryn Kuhlman seconded. Motion passed with unanimous approval.*

*Tom Cumming moved to promote Sara Tokura-Ellsworth to General Manager. Kathryn Kuhlman seconded. Motion passed with unanimous approval.*

Lance Decker provided a review of the treasurer's report and noted that Barbara Barr is doing a great job with Quickbooks and our day to day accounting. He also discussed cash flows and also how they relate to the payment of debt service for the water and road projects. Tom Cumming asked if we had 5 or 10 year projections and Lance indicated that a five year projection was done for USDA and that he would generate some information related to projections for the next Board meeting.

The Board also discussed the transfer fee of \$300 and how this amount was determined. The Board agreed to review this item at the next meeting and also to update our list of fees.

Caroline suggested that our welcome packets be mailed out as binders and Kathryn suggested that a complete welcome packet also be maintained on the web site.


Tom Cumming indicated that the description of the easements that was on the old web site was not transferred over to the new one and that this also needs to be done.

The Board also discussed the issue of having an account receivable set up in Quickbooks for our water system billing. Lance indicated that we were working with Muni-billing and Carbonaro to determine the best way to set this up.

**ADJOURNMENT**

The meeting was adjourned at 11:05 a.m.

**Respectfully Submitted and Approved,**

  
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Tom Cumming, Secretary

5-17-17  
\_\_\_\_\_  
Date