

**HAWAIIAN SHORES COMMUNITY ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
MAY 17, 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; Genevieve Armanini, Vice-President; Lance Decker, Treasurer; Tom Cumming, Secretary; Mike Dolson, Kathryn Kuhlman, Keith Mayton, Caroline Weber, Dennis Wood. Also in attendance: Steve Bailey, Project Manager, Sara Tokura-Ellsworth, General Manager and HSCA Members.

MINUTES

March 15, 2017 Meeting of the Board of Directors –

Kathryn Kuhlman moved to accept the Minutes. Lance Decker seconded. Motion passed with unanimous approval.

April 15, 2017 Special Meeting of the Board of Directors -

Caroline Weber moved to accept the Minutes. Genevieve Armanini seconded. Roger Guenette abstained. Motion passed by unanimous approval.

REPORTS

General Manager (Maintenance Foreman & Accounting Associate included) – Sara Tokura-Ellsworth reported. No action items.

Project Manager – Steve Bailey reported.

Kathryn Kuhlman motioned to authorize the attorney to contact Dr. Hibashi to negotiate the easement. Tom Cumming seconded. Motion passed by unanimous approval.

Quarterly Financials – Lance Decker reported. He noted that HSCA is currently 7% over budget due to several unexpected expenses such as the pool and the wellhead.

Road Infrastructure Committee– Roger Guenette reported.

DRC Committee – Tom Cumming reported. It was noted that some standard needs to be created to set the natural grade starting point for height limits. Dick Munday requested the

Board approach the County to ask them to withhold a building permit to lot owners until they fulfill any requirements by the DRC Committee. The Board agreed and noted that the package needs to be revised to give lot owners more user-friendly instructions. A workshop will be developed to consider these issues.

Community Events and Activity Committee (CEAC) – Caroline Weber reported. Results from the questionnaire sent to members indicated that a clear favorite was pickleball. The Board agreed to transform one of the tennis courts for this purpose.

ONGOING BUSINESS

Board Email Approvals 3/16 – 5/17

Keonepoko School event 5/10/17

Engineering soil analysis for the water project

Generator Acquisition for Water Yard – On hold pending the electrical needs.

Security Cameras at Office and Warehouse – On schedule.

NEW BUSINESS

Annual Meeting Attendee Concerns – The Board reviewed the concerns raised at the Annual Meeting.

Transfer fees – Sara Tokura-Ellsworth reviewed the process which can take a few weeks, which accounts for the administrative fees. A list of the actions needed will be created and a letter will be sent to Mr. Wibberley.

Canine rules/regulation policy – After discussion, the Board agreed that after the CC&Rs are recorded, they will consider a fine process for “nuisance” issues.

Breakout sessions – review of parks & Community Center’s adjoining lots -

Eileen O’Hara, County Councilwoman noted there may be some interest in developing a senior’s assisted living property. The Board asked her to inform them of any updates.

Bylaws, Section 4 – Notice of Member Meetings – Kathryn Kuhlman noted that in order for all meetings to be properly announced, the website should be added as a fulfillment of that requirement.

Abandoned Houses and Foreclosures – Caroline Weber agreed to investigate further. The Board agreed to contact the attorney for further information.

Resolution for Recording the CC&R Changes –

This resolution was enacted and approved by the Board of Directors of the Hawaiian Shores Community Association (the “association”) on May 17th, 2017.

WHEREAS, a vote by the association’s membership was conducted in compliance with the association’s by-laws and, in compliance with the Articles of Incorporation, greater than 2/3rd majority approved the changes to the association’s Declaration of Covenants, Conditions, and Restrictions, Exhibit 1, at the annual membership meeting held on April 15, 2017.

NOW THEREFORE: The directors unanimously resolve as follows:

RESOLVED, that Roger Guenette the association’s President and Tom Cumming, the association’s Secretary, are hereby authorized and directed to record the amendments to the Covenants, Conditions, and Restrictions with the Bureau of Conveyances of the State of Hawaii.

RESOLVED, FURTHER, that Roger Guenette the association’s President and Tom Cumming, the association’s Secretary, are hereby authorized and directed to execute all documents and take such action as they may deem advisable in order to carry out the purposes of the foregoing resolution.

ADJOURNMENT

The meeting was adjourned at 7:13 p.m.

Respectfully Submitted and Approved,



Tom Cumming, Secretary

6-21-17

Date