

**HAWAIIAN SHORES COMMUNITY ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
OCTOBER 18, 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, Kathryn Kuhlman, Vice-President; Lance Decker, Treasurer; Tom Cumming, Secretary; Genevieve Armanini, Rex Riley, Caroline Weber, Dennis Wood. **Absent:** Mike Dolson. **Also in attendance:** Steve Bailey, Project Manager, Sara Tokura-Ellsworth, General Manager and HSCA Members.

COMMENTS BY HSCA MEMBERS

One member asked for more verbosity in the comments made by HSCA members at the Board meetings. She also asked that the draft Minutes be posted when they are received.

Other concerns were raised regarding the overall scope of the security cameras, damage to roadways caused by tree roots, abandoned vehicles and free-range chickens. The Board indicated that staff would investigate and determine resolutions to these issues. Another Member submitted a letter regarding their interest in being part of a CERT team. Rex Riley agreed to contact them.

MINUTES

September 20, 2017 Meeting of the Board of Directors –

Rex Riley moved to accept the Minutes. Caroline Weber seconded. Roger Guenette abstained. Motion passed with unanimous approval.

COMMUNICATIONS

Dawn Hurwitz – Community Center Holiday Fair December 16, 2017 -

Genevieve Armanini moved to approve the Holiday Fair at the Community Center. Kathryn Kuhlman seconded. Motion passed by unanimous approval.

Ms. Hurwitz also suggested a food truck event maybe on a Friday in January between 4:00 pm – 8:00 pm. They are licensed and insured.

Caroline Weber noted that events are being proposed to the Board without being considered at the CEAC Committee. It was agreed that all further events be referred to the CEAC Committee for consideration, after which the Chair will present the Board with recommendations. It was agreed that the CEAC Committee should also create a charter.

Sunny Lofton – Request to Teach Water Aerobics Class Friday Mornings – 10:00 am – 11:00 am – The Board agreed to the new class by general consent.

Cindy Caldicott – Collection of Toys for Christmas for Underprivileged Children at Keonepoko School – A letter is requested to present to businesses for toys or monetary donations. The Board agreed by general consent.

REPORTS

General Manager – Sara Tokura-Ellsworth reported. Stephanie Shamblin was hired as weekend staff. Also, notice was received that the Bureau of Conveyances has recorded the new CC&Rs.

Project Manager – Steve Bailey reported. Isemoto has started valve replacements for the water project. An error was made by the engineers in the calculations of the booster pumps. Follow up with our contractor and the design engineers continues to determine if a redesign of the pumping system is necessary. One HSCA member complained about air in the water and a drop of water pressure. It was noted that a likely cause would be the booster pumps.

The insurance claim we submitted for the work at the well related to the failure of the check valve was disapproved by the adjustor because the adjustor believed that the check valve had just worn out; and secondly, that our policy does not cover the water delivery/valve/piping system.

Title Guaranty has just completed preparation of the preliminary title reports for the loan closing of the paving project, and these have been forwarded to the USDA for their review. Tree roots are a concern for the project, and property owners will be required to remove any nuisance trees. Crack sealing work will resume in November.

DRC Committee – No meeting. It was agreed that any scheduled meeting will be posted on the website.

Community Events and Activity Committee (CEAC) – As noted previously under Communications, all proposed events will be referred to the CEAC Committee for consideration, after which the Chair will present the Board with any recommendations. It was also agreed that the CEAC Committee should create a charter.

ONGOING BUSINESS

Fine Schedule for CC&R Violations – Awaiting attorney's review.

CERT Training – Rex Riley reported. Some 80-100 people attended the recent class. The closest CERT team presently is in Paradise Park. Mr. Riley will continue training with them and inactive members within HSCA will be contacted so that a team can be established in HSCA within a year.

Review New DRC Forms – Still ongoing.

Employee Appreciation Day – A Friday afternoon will be chosen instead of a Saturday. A budget was set at \$200 by general consent.

NEW BUSINESS

Discussion on Defining 'Natural Grade' – Steve Bailey reported. It was suggested that grade can be determined by taking the highest point along any property line and the elevation of the pavement at the mid-point of the property line at the street and finding the average between the two; or, if there is an exceptional low point due to pukas in the lot, the street (+ ¼ ft. for drainage) can be used as the natural grade. In either case then, the building can only reach 24 feet above it. The DRC may have to take a visual look at sites where the grade is in question. A policy will be written up for the next meeting.

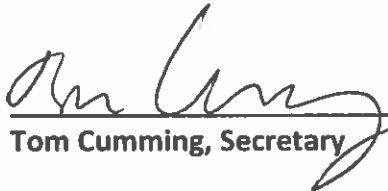
Adoption of FY 17-18 Operating and Reserve Fund Budgets) – Lance Decker reported.

Tom Cumming moved to approve the FY 17–18 budget. Genevieve Armanini seconded. Motion passed by unanimous approval.

ADJOURNMENT

The meeting was adjourned at 7:15 p.m.

Respectfully Submitted and Approved,



Tom Cumming, Secretary

11-15-17

Date