

**HAWAIIAN SHORES COMMUNITY ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
AUGUST 15, 2018**

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, Craig Hart, Rex Riley, Dennis Wood. **Absent:** Caroline Weber. **Also, in attendance:** Steve Bailey, Project Manager; Barbara Barr, Accounting Associate; and HSCA Members.

**COMMENTS BY HSCA MEMBERS**

One member asked about an abandoned vehicle on Lai Street. Mr. Bailey responded that new legislation will now make it possible for the County to have the vehicles removed more expediently. However, until this bill passes, the County is unable to remove vehicles on private roads or easements.

**MINUTES**

July 18, 2018 Meeting of the Board of Directors

*Rex Riley moved to accept the Minutes. Kathryn Kuhlman seconded. Motion passed with unanimous approval.*

**COMMUNICATIONS**

Request for a Reduced Rate for the Community Center - Craft Fair on December 15, 2018 – Dawn Hurwitz

Proceeds will be split 75% to Ms. Hurwitz and 25% to Hawaiian Shores Community Association.

*Tom Cumming moved to give Dawn Hurwitz a reduction in fee for her craft fair on December 15, 2018. Dennis Wood seconded. Motion passed by unanimous approval.*

Temporary 90-Day Container Authorization Variance - Mildred Cort

*Lance Decker moved to extend the authorization for the temporary container until September 30, 2018. Genevieve Armanini seconded. Motion passed by unanimous approval.*

B of D Approval for Solar Pool Pumps by R & R Solar

*Rex Riley moved to accept the vote by email for the two pool pumps totaling \$4,610.39. Lance Decker seconded. Motion passed by unanimous approval.*

**REPORTS**

Project Manager, General Manager and Maintenance Foreman – Steve Bailey reported. We are still awaiting permits to proceed with the installation of the water pump. USDA issues continue to stall progress.

USDA Road Paving Project

Steve Bailey reported that six bid packages were sent out for our road resurfacing project. No new items for review or action.

Third Quarter Financials – Lance Decker reported. No action items.

DRC Committee – Tom Cumming noted that four applications were approved this month. A question was raised as to whether the current variance on buildings less than 1000 sq. ft. applies to sheds built on a separate property not adjacent to the lot with the residence. After discussion, the Board agreed that the DRC should discuss it and present its recommendations to the Board.

Community Events and Activity Committee (CEAC) – Staff was informed that the Concert in the Park was cancelled.

ERC Report – Kathryn Kuhlman reported that the Committee met on August 6, 2018. A noise complaint was received and thereafter measured by staff at three different occasions; each time sound levels measured at less than 60dB. Since this is in compliance with CC&RS, no action will be taken against the resident. Additionally, in the same letter, the plaintiff was alleging that the homeowner is operating a commercial business. However, the homeowner is in compliance with county code so no action will be taken. Letters will be sent to both the plaintiff and owner regarding the complaint. Instances of Albizia trees

imposing on power lines or fences have been addressed and will be removed. The residents who have failed to remove them will be fined. Research is being done by staff to deal with dilapidated buildings. The Committee continues to communicate with residents to resolve each of these issues.

## **ONGOING BUSINESS**

### Price to Install Water Meters at Honu Park and the Community Center

Steve Bailey reported that installing the water meters would cost approximately \$4500. No action was deemed necessary at this time. An agreement was reached on installing back flow preventers instead, which are currently in stock on site.

### Well Pump Meter Discrepancy

Steve Bailey reported that a pump discrepancy is being monitored. The discrepancy is related to the difference between our metered water usage each month and what we pump out of the ground. There will always be a difference between these two numbers as our tank and piping system at any given time holds 190,000 gallons of water. When the difference is excessive we consider that a leak may be the cause. Additionally, the gauge we are using to measure the pumped gallons out of the ground failed in April so we are estimating monthly usage based on past history and the metered amount. No action is needed at this time.

### Gravel for Warehouse Yard Quote

A quote of \$1600 for gravel for the warehouse yard was considered and the motion passed.

*Tom Cumming moved to budget \$1600 for base course material for use at the warehouse yard. Kathryn Kuhlman seconded. Motion passed by unanimous approval.*

## **NEW BUSINESS**

Robert's Rules Emailing Voting – Since Robert's Rules do not permit voting by email, it was noted that the current bylaws provide for such voting, quoted partially as follows:

Section 6.07. Action Without a Meeting. Any action required or permitted to be taken by the Board of Directors may be taken without a meeting, if all Members of the Board, individually or collectively, consent in writing to that action. Such action by written consent shall have the same force and effect as a unanimous vote of the Board of Directors. Such written consent or consents

shall be filed with the minutes of the proceedings of the Board and shall have the same force and effect as a unanimous vote of the Board.

Right of Entry Agreement – University of East Anglia

With respect to the placement of the seismic measuring equipment by an international company, Mr. Newton requested they provide insurance coverage while they are working on the property. They have insurance for themselves, but our staff is not included in their policy. They did provide a letter 'to hold harmless' our Association in case of an injury. The Board agreed to sign the agreement.

*Rex Riley moved to approve the Right of Entry Agreement. Kathryn Kuhlman seconded. Motion passed by unanimous approval.*

Increased Truck Traffic in HSRE

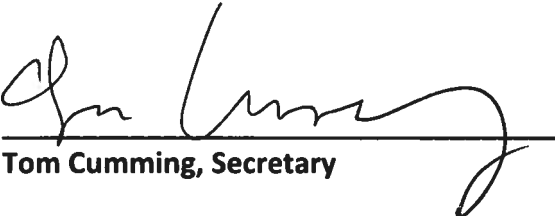
Roger Guenette reported that due to the fact that County access roads have been cut off by lava, trucks laden with cinder have been using our private roads to transport cinder to other areas. At this time, the County does not want to help financially with the increased use of our private roads in order to continue transporting the cinder to other areas. Roger Guenette suggested that if the lava stalls for an extended time, it may be necessary to ask them to find an alternate route. Additionally, the Right of Entry Agreement grants us the ability to recover costs for damage caused to our roads by County trucks. Documentation of the daily number of trucks and damage has begun.

Abandoned Vehicles on Private Roads

It was noted this had been discussed earlier during Comments from HSCA Members.

**ADJOURNMENT**

The meeting was adjourned at 6:50 p.m.

  
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Tom Cumming, Secretary

9-19-18  
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Date