

**HAWAIIAN SHORES COMMUNITY ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
SEPTEMBER 19, 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. Kathryn Kuhlman, Vice-President presided. The meeting was called to order at 6:00 p.m.

**Directors present:** Kathryn Kuhlman, Vice-President; Lance Decker, Treasurer; Tom Cumming, Secretary; Genevieve Armanini, Craig Hart, Caroline Weber, Dennis Wood. **Absent:** Roger Guenette, President; Rex Riley, Steve Bailey, Project Manager. Also, in attendance: Sara Tokura-Ellsworth, General Manager; Barbara Barr, Accounting Associate and HSCA Members.

**COMMENTS BY HSCA MEMBERS**

A member asked whether something can be done about people regularly parking on the easements of the roads as it tears up the grass. She was encouraged to communicate with staff regarding this matter. She also enquired about cars parked on lots. Sara responded that cars that are licensed and are operable can be parked on the lot. She also asked that the agenda be posted before the meeting. It was noted that generally it is posted on the Monday before the meeting.

Another member asked if progress has been made with dealing with kenneled and chained, barking dogs and dogs off leash that are defecating on her lawn. She asked the Board for direction and was encouraged to contact Caroline Weber who works with a mediation center. She also asked about streets where garbage and debris are not picked up by land owners. The Board agreed that such problems exist and the ERC Committee (newly formed) will be looking into these matters; and all are encouraged to contact the ERC Committee in writing through the Office.

## **MINUTES**

### August 15, 2018 Meeting of the Board of Directors

*Craig Hart moved to accept the Minutes. Genevieve Armanini seconded. Caroline Weber abstained. Motion passed with unanimous approval.*

## **COMMUNICATIONS**

### Keonepoko Schools: Request for use of Honu Park - Friday October 5th

The School will provide \$1/person and a certified life guard.

*Tom Cumming moved to allow them use of the facilities on October 5, 2018. Dennis Wood seconded. Motion passed by unanimous approval.*

## **REPORTS**

### Project Manager Report

Sara Tokura-Ellsworth reported. We are still awaiting permits to proceed with the installation of the water project. Because of the delays, completion is revised to April 2019.

### USDA Road Paving Project

Sara Tokura-Ellsworth reported that the apparent lowest bidder came from Yamada & Sons, with a total bid price of \$1,828,105.00. The bid estimate has been sent to the USDA for their approval, after which we can execute a contract. We are still waiting to hear if the USDA has retained the services of a state engineer, which will be required before we can sign a contract with the successful bidder.

### General Manager Report

Sara Tokura-Ellsworth reported that there is an attached draft budget for FY 2019. This will need to be reviewed and approved at the October meeting. We are working on re-issuing park entry cards to all members. This is to update all members on our list. New cards will be a different color. We will be mailing out assessments for 2019 in November. Staff also took a drive around the neighborhood to note violations. Letters will be sent to lot owners to ask for their cooperation.

Maintenance Foreman Report

Sara Tokura-Ellsworth reported that crews mowed Honu Park, Papio Park and the Community Center and rights of way within the prescribed time frames. Continuing crack sealing continues when time and weather permits. The excavator and mower are now available to be used within the subdivision. We will begin cutbacks on streets as time and weather permits.

Financial Report – Lance Decker reported. No action items.

DRC Committee – Tom Cumming noted one home was approved. Discussion ensued on the current violation process for properties that do not have two spots for cars, including one covered spot. It was decided that a letter will be sent allowing the person to respond within 30 days to explain their situation and then come up with a plan. This would be consistent with the current CC&R violation process and a change from the practice of allowing 90 days as a fixed time period. This issue has arisen because home owners have been given approval by the County to enclose their carport and make it living quarters. But this leaves the owner open to a violation of our CC&Rs requiring two spots for cars, one being covered. It was noted that Eileen O'Hara, County Councilwoman will be asking for County support of the CC&Rs created by our Home Association. The Board agreed that a plan B must also be created.

Community Events and Activity Committee (CEAC) – Caroline Weber reported to members that the Concert in the Park series was cancelled due to hurricane issues and a problem lining up musical groups. She suggested we try again after hurricane season ends. The Christmas Marketplace is going great and will take place on November 24, 2018. Already 21 spots are sold out of 26.


ERC Report – Kathryn Kuhlman reported that a Japanese translation letter has been translated and mailed for a final violation notice regarding Albizia trees threatening the water line and neighboring lot. We have been receiving responses from other owners who have received violation notices and are working with several owners to become compliant. An updated document outlining the process for reporting violations and the fine procedures will be posted on the web page shortly.

Caroline Weber reported on a potential problem measuring loud sounds when a complaint is filed by a neighbor. She referred to a study showing how decibel readings can vary greatly depending on factors such as topography, location (inside or outside), which brand

of tool is used and how the tool is used. So, obtaining an accurate decibel reading can be difficult. She referred to a member using his property for manufacturing, which has been disturbing a neighbor. The decibel readings recorded did not go up to the 60 decibels needed for intervention by the ERC. It was pointed out that the neighbor can appeal the ERC's decision in writing to the Board of Directors. Even though the CC&Rs state lot use is for single-family unit homes, HSRE is zoned as Agricultural, thus not restricting the area to residential only. The Board agreed that more discussion is needed to resolve this issue.

**ADJOURNMENT**

The meeting was adjourned at 6:55 pm.

  
\_\_\_\_\_  
Tom Cumming, Secretary

10-17-18  
\_\_\_\_\_  
Date