

**HAWAIIAN SHORES COMMUNITY ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
MAY 15, 2019**

The regular meeting of the Board of Directors of Hawaiian Shores Community Association (HSCA) was held at the HSCA Community Center. A quorum was established. Roger Guenette, President presided. The meeting was called to order at 6:00 pm.

Directors present: Roger Guenette, President; Kathryn Kuhlman, Vice-President; Genevieve Armanini, Treasurer; Eileen O'Hara, Secretary; Craig Hart, Dennis Horsfall, Dennis Wood, Rex Riley. Absent: Sunny Lofton. Also, in attendance: Steve Bailey, Project Manager; Barbara Barr, Accounting Associate

**ANNOUNCEMENTS**

Good Neighbor of the Month Nomination: Edley Rondinone

**COMMENTS ON AGENDA BY HSCA MEMBERS**

Tom Cumming – spoke in favor about the variance request for lot 1852 – Sweningsen. He also asked for Board motions to approve committee members each year. Additionally, he noted that Lot 623 is owned by Reban Real LLC, Director Reban Carl Real LLC which is in turn owned by Robert T Schooley. So fining Jake Schooley may be the incorrect contact. The Board agreed to investigate further.

**MINUTES**

April 20, 2019 Meeting of the Board of Directors

*Rex Riley moved to accept the Minutes. Eileen O'Hara seconded. Motion passed with unanimous approval.*

## COMMUNICATIONS

### S. Cummins Request for use of Honu Park on May 29th at reduced fee –

*Rex Riley moved to deny the request because of its precedence. Eileen O'Hara seconded. Motion passed by unanimous approval.*

### Email vote to appoint Roger Guenette as member on the ERC Committee –

The Board agreed to reaffirm the memberships of the various committees:

#### ERC Committee –

*Kathryn Kuhlman moved to accept Roger Guenette to the ERC. Genevieve Armanini seconded. Motion passed by unanimous approval.*

*Kathryn Kuhlman moved to accept Caroline Weber, Steve Bailey, Roger Guenette, Kathryn Kuhlman, and Tom Cumming to the ERC Committee. Rex Riley seconded. Motion passed by unanimous approval.*

#### DRC Committee –

*Kathryn Kuhlman moved to reaffirm Rex Riley, Craig Hart, Dennis Wood and Tom Cumming to the DRC Committee. Eileen O'Hara seconded. Motion passed by unanimous approval.*

CEAC Committee – tabled by general consent until the next meeting.

## REPORTS

### Project Manager Report –

Steve Bailey reported. The discharge head for the well is still scheduled for replacement and we are awaiting Derek to fit us into his schedule. He asked for Board approval for crack sealing material not to exceed \$4,000 in order to continue to prepare the roads for paving.

*Eileen O'Hara moved to authorize the purchase of crack sealant not to exceed \$4,000 per purchase. Genevieve Armanini seconded. Motion passed by unanimous approval.*

The Board also considered requesting a bid from Yamada to pave the office parking lot and reseal the tennis courts.

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*Eileen O'Hara moved to request a bid from Yamada to pave the parking lot for the office and resealing the tennis courts. Kathryn Kuhlman seconded. Motion passed by unanimous approval.*

State Hwy 132 Taskforce – On May 28, 2019 Eileen O'Hara has volunteered to meet with the Department of Public Works and others to discuss Papio Street and Hwy 132. Both Kat and Eileen reported that Harry Kim has confirmed that the condition of Hwy 132 is temporary and will be restored once land owners abutting 132 have approved.

Water Project - Steve Bailey reported on several last-minute requirements that had surfaced from the Planning Department including the need for foundation details, proper protective clearance for the ladder and the submittal of a fire plan. Hopefully in a month, the permit should pass.

Roads Project – Steve Bailey reported that Yamada double booked projects and delayed the project by a few days. The paving schedule will allow for a few streets to be paved each day providing the weather cooperates.

General Manager Report – Barbara Barr reported. The annual water quality report has been received and will be posted. Reported copies of CC&Rs passed in 2018 were received.

Tim and Sara attended a water audit class in March. Beginning in 2020 the State of Hawaii along with two other states will be required to submit water audits on an annual basis. This class was the first of four that will be offered to assist in making sure we are ready and understand the requirements.

In the middle of April, it appeared that there is a water leak in our system. The crew noted it may have been caused by the pressure relief valve resetting after a line was cut from a tree trimmer. This has caused intermittent low water pressure and/or loss of water for a brief time period which now seems resolved.

Monthly Financial Report – Genevieve Armanini reported. Some discussion was raised about the delay in the annual KSBE payment of \$2,000. Ms. Barr noted they are awaiting the waiver Mr. Newton must sign since he also represents KBSE.

DRC Report – Rex Riley reported one Phase one plan was approved. Mr. Dick Munday has resigned from the Committee.

ERC Report– Kathryn Kuhlman reported on the meeting on May 8, 2019. A written report was submitted. Of note, Kat advised that the passing of Bill 464 will allow homeowners to take action to remove potentially dangerous Albizia trees from adjacent properties. Included in the bill are the required steps an owner must take. The bill is effective July 1, 2019.

CERT Report – Rex Riley reported that having our team does not seem probable since community involvement and training has been minimal. For the present, Rex and his wife are involved with HPP and a central Puna committees. Therefore, the monthly committee report is unnecessary. The Board agreed by general consent.

## **OLD BUSINESS**

### Updated Park and Pool Rules

Some discussion had arisen previously about whether service animals are allowed in the pool and its enclosure and how to identify them. Barbara Barr reported that by definition HSCA is a private club under Title 2 and Title 3 and is an exception to the ADA's definition of a 'public accommodation', so ADA requirements do not apply at that site. Therefore, HSCA may deny access to service animals in the park or pool area. Additionally, we are required by the Health Department of the State of Hawaii to deny pool access to animals. Therefore, the pool rules will now state that: No animals will be allowed within the pool enclosure. It was noted that the Office Staff is entitled to require documentation to authenticate service animals.

*Kathryn Kuhlman moved to accept the new Park and Pool Rules. Dennis Wood seconded. Motion passed by unanimous approval.*

## **NEW BUSINESS**

Variance Request for Lot 1852 – Submitted to build a shed (up to 10 x 12) on an undeveloped lot for tools. All the neighbors within 500 ft were contacted. Of 13 responses, 8 approved, 5 did not. There was no motion attached to this item. However, a vote was taken:

*Eileen O'Hara approved. Rex Riley abstained. Dennis Wood, Dennis Horsfall, Kathryn Kuhlman, Craig Hart and Genevieve Armanini against.*

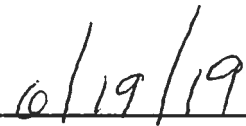
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Dr. Habashi Easement – Steve Bailey reported that since Dr. Habashi has died, Dr. Habashi's legal signatory, his daughter has been contacted.

**ADJOURNMENT**

**Adjournment at 6:55 pm.**

  
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Eileen O'Hara, Secretary

  
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Date