

HAWAIIAN SHORES COMMUNITY ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

OCTOBER 16, 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 5:58 pm.

Directors present: Kathryn Kuhlman, Vice-President; Genevieve Armanini, Treasurer; Eileen O'Hara, Secretary; Dennis Horsfall, Rex Riley. Also, in attendance: Sara Tokura-Ellsworth, General Manager; Tim Manning, Maintenance Foreman..

ANNOUNCEMENTS

Roger Guenette introduced the contract to hire Kendra Tidwell to be the Recording Secretary at \$25.00 per hour.

Eileen O'Hara moved to accept the Contract. Genevieve Armanini seconded. Discussion ensued and Rex Riley pointed out typo: ".15 minute" to "15 minute" increments. It was decided to postpone the vote until after Executive Session.

COMMENTS ON AGENDA BY HSCA MEMBERS

Dorothea Morris ("Dotty") - asked about how HSCA is regulating AirBnBs/vacation rentals in the CC&Rs. Eileen O'Hara explained that existing operations must apply for a nonconforming use certificate, and no new ones can be established and people are being hired to enforce it.

MINUTES

September 18, 2019 Meeting of the Board of Directors - *Rex Riley moved to accept the September 18 minutes, Dennis Horsfall seconded.*

Kathryn Kuhlman disputed the accuracy of the minutes with regard to the motion on the Papio Park plan. She will review the recording to determine accuracy of the motion and the board will considered these minutes at its next meeting.

COMMUNICATIONS

M. Dolson - communication re: neighbor cutting trees - Roger Guenette indicated that HSCA was awaiting Mr. Dolson's confirmation of the survey line between the two properties.

J. Bianchi – sent a letter to HSCA offering for sale the residential property next to Papio Park - The board agreed that the purchase of that property, which is not in HSCA’s inventory, would incur large legal costs and determined to politely decline.

C. Hart – CCR violations - Regarding loose dogs and loud music along her street. No action taken by the board.

REPORTS

Project Manager Report - Sara Tokura-Ellsworth reported on the USDA extension, road paving, truck signs, parking lot, tennis court sealing. A permit has been obtained to finish the water project. The board was presented with several cost overrun options from the contractor (Yamada) and dealt with each separately. Tim Manning presented the alternative of implementing a French Drain over Yamada’s proposal to correct drainage with additional paving. The French Drain which would cost under \$1,600 (savings of \$37,000). The board indicated its preference for the French Drain option.

Kathryn Kuhlman moved to approve the change order offered by Yamada to resurface Coastal Puna Parkway, Eileen O’Hara seconded. Motion passed unanimously.

The board discussed a change order to pave the Honu Street parking lot and tennis courts, and wondered if the parking lot could be done with USDA money, and if the tennis courts could serve as a pickle board court. The fencing would have to come out around the tennis court and be replaced - an added cost. Due to uncertainties regarding the costs related to resurfacing the tennis courts, it was decided to defer on that item.

Rex Riley moved to approve the change order offered by Yamada to resurface the Honu Street parking lot including striping. Eileen O’Hara seconded. Motion passed unanimously.

Tim Manning elaborated on costs of French Drains (\$800 in materials, plus equipment and labor, per side, within 25 hours).

Eileen O’Hara moved to approve the French Drain solution with a budget not to exceed \$3,000, Rex Riley seconded. Motion passed unanimously.

The office will be closed for termite fumigation next week Tuesday and Wednesday, with the pool staying open Wednesday. The pool was drained, cleaned, and filled, which resulted in high water usage. 2020 mailings will be distributed in November with the most recent approved CC&Rs and pool/park rules.

Kathryn Kuhlman moved to send the U.S. Postal Service a letter regarding damages to Alamihi street water line, Eileen O’Hara seconded. Motion passed unanimously.

Financial Report – Genevieve Armanini reported that fixed assets now include road work, Accounts Payable are down after paying for road paving, and USDA payments are behind but pending. \$24,000 withdrawn from Ameriprise water structure account, transferred from budgeted to unbudgeted items, doesn’t show on balance sheet. \$48,000 came from Parks & Facilities for the pickup truck.

DRC Report - One set of plans was approved at the last meeting.

ERC Report – Kathryn Kuhlman reported details of various issues and their outcomes. A discussion on stop and desist orders was deferred, with a member suggesting the inclusion of the HSCA attorney. CCR #15 and the

respective variance process was determined to be in need of clearer wording, and a conference call with the attorney will be arranged to discuss clarity.

Christmas Marketplace – Kathryn Kuhlman reported current vendor signup, with recruitment ongoing. Banners, social media, and fliers will be used to advertise. Inventory of decorations, possible purchase of more will be done, and help is needed for decorating, which can stay up through the holidays. Parking will be handled by HSCA staff, vendor spaces are mapped out and will be indicated. Vendors will arrive at 6:00 a.m. Help is needed for ambient music and clean-up afterwards.

OLD BUSINESS

Approval of FY 2020 Operating Budget & Reserve Fund Budget - There are proposed/potential expenditures that would take ~\$100,000 from the Black Rock Parks Reserve Fund, though deciding how to spend that money should be done with caution as it has been accumulating for many years. Capital improvement expenses came from the operating budget last year, and should come from these reserve funds instead. Further discussion will occur in the Executive session.

Dennis Horsfall moved to accept the FY 2020 operating budget, Kathryn Kuhlman seconded. Motion passed with five members in favor, Eileen O'Hara opposed.

Pool Heating Options - Dennis Horsfall moved to purchase pool heating blankets out of the FY2020 Parks budget, Rex Riley seconded. Motion passed with four members in favor, Eileen O'Hara and Kathryn Kuhlman opposed.

NEW BUSINESS

Variance Policy - The possibility of having HSCA staff notify properties within 300 feet of a property requesting a short term vacation rental variance was discussed.

Mailings to notify members of a meeting on the topic of CC&R items 11 and 28 will be discussed at the next meeting.

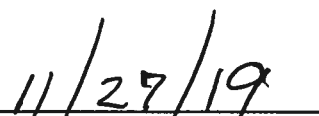
Newsletter for 2020 Assessment Mailing - All updates have been received by Sara Tokura-Ellsworth and she will fit the finalized text on one page.

FY2020 Insurance Quote - After updating values on assets, existing insurance premiums have increased only slightly. Genevieve Armanini and Rex Riley will work on getting a quote for e-mail cloud storage.

Genevieve Armanini moved to approve the insurance budget, Kathryn Kuhlman seconded. Motion passed unanimously.

ADJOURNMENT – 7:44 p.m.


Eileen O'Hara, Secretary


Date

