

# HAWAIIAN SHORES COMMUNITY ASSOCIATION MINUTES OF THE BOARD OF DIRECTORS MEETING JANUARY 15, 2020

## CALL TO ORDER AT 6:01 P.M.

The regular meeting of the Board of Directors of Hawaiian Shores Community Association (HSCA) was held at the HSCA Community Center. Roger Guenette, President, presided.

## QUORUM

A quorum was established.

Directors present: Kathryn Kuhlman, Vice-President; Eileen O'Hara, Secretary; Dennis Horsfall, Craig Hart, Dennis Wood, Rex Riley. Genevieve Armanini and Suzan Thompson-Forrest were excused.

Also in attendance: Kendra Tidwell, General Manager; Steve Bailey, Project Manager.

## ANNOUNCEMENTS

Board Recruitment: Efforts are underway to find new Board members as four vacancies are anticipated. This will be announced on the website and social media. Members are encouraged to propose nominations.

## COMMENTS ON AGENDA BY HSCA MEMBERS

Community Center Fire Extinguishers: It was confirmed that the fire department has visited to maintain all HSCA facility fire extinguishers.

Proposed Change to CC&R 15 on Noise: Mike Dolson and Dick and Susan Munday shared their position of wishing to reduce potential noise issues, and being against an expansion of construction hours.

## MINUTES

November 20, 2019 Meeting of the Board of Directors: *Kathryn Kuhlman moved to accept the Minutes. Dennis Wood seconded. The motion passed with unanimous approval.*

## COMMUNICATIONS

Michael Bouchard: A letter from Michael Bouchard to HSCA was shared, along with HSCA's response and a summary of correspondence, as a point of information. The ongoing correspondence is in regards to neighbor complaints and the ERC's findings and determinations. No CC&R violations have been confirmed.

## REPORTS

Project Manager (Steven Bailey): Isemoto's restart date is contingent upon their water tank supplying company, and expected to begin work in February. USDA approved new tank sealant that should arrive

in March, which will require a change order to extend the timeline. Yamada will submit their final bill for the paving, HSCA crews will complete painting and shoulder dressings, and this will be charged back to USDA and completed by June. The road loan could be lower than what HSCA qualified for. Papio Street can be paved by the County with Highway 132 open and traffic studies will begin. Tennis courts will be discussed at the next meeting.

General Manager (Kendra Tidwell): The HSCA office has been fumigated. The pool has new metal signs and warming blankets installed. The Honu street park septic system backed up, but was quickly serviced and the problem was resolved. The CC&R violation cases are being reorganized and followed up on. S'mon Gago, pool attendant/office clerk, has started shadowing the maintenance supervisor while flushing water lines and has shown an interest in the DSO position. Squatter protocol is being firmed up with help from other HOAs, HPD, and the County Prosecutor's office. Staff has had poor luck working with Hawaiian TelCom to get the phone line repaired since high winds this past weekend, and discussed changing service to Spectrum, with possibly keeping one back-up line with Hawaiian TelCom. Beth Nadvornak was nominated as the Good Neighbor of the Month.

Maintenance Foreman (Kendra Tidwell): Road painting continues, mowing is on schedule, and an equipment update was provided. French drains are working as designed and flooding at Coastal Puna Parkway has ceased. Due to its success and low cost, Timothy Manning is considering adding one by the Community Center. Line flushing is currently underway and water is cleaner than the last time.

Accounting Associate (Kendra Tidwell): Barbara Barr was out sick so Kendra shared her reports for November and December, which show a great increase of money coming in for assessments since invoices were sent out in late November.

Financial (Roger Guenette): Balance Sheets and Profit & Loss statements for November and December were presented. Profits are higher than projected, and losses were even more accurate, with deficits due to the broken pump component from a lightning strike and a USDA check not being processed yet.

DRC (Eileen O'Hara): The DRC met on December 12<sup>th</sup>, 2019, and January 9<sup>th</sup>. Four plans in total were approved, one with conditions. CC&R 15 and the Variance Policy have been discussed. Three proposed rewrites of CC&R 15 were presented, written by the ERC and DRC, focusing on construction and/or nuisance noises, and generator use. Board and audience members discussed difficulties of enforcement, preexisting County rules, and HOA standards.

*Eileen O'Hara moved to accept the third option to replace item 15 in the CC&Rs, subject to vote by membership. Rex Riley seconded. The motion passed unanimous approval.*

ERC (Kathryn Kuhlman): The ERC had asked staff to translate letters to Japanese owners, and Kendra shared that a template was found for a paragraph in Japanese that instructs recipients to translate the important document as it may result in fines. CC&R 15 and a fine schedule were

Minutes of the HSCA Board of Directors Regular Meeting, January 15, 2020

discussed at the January 8<sup>th</sup> meeting. A check list was prepared by staff to help the DRC determine if applying members are in good standing.

**NEW BUSINESS**

Record Date for Voter Eligibility: Kathryn Kuhlman moved to set the voter eligibility date for January 31<sup>st</sup>, 2020. Eileen O'Hara seconded. Motion passed unanimously.

Committee Nominations: Roger Guenette moved to nominate Eileen O'Hara to Chair the Enforcement Review Committee. Rex Riley seconded. Motion passed unanimously.

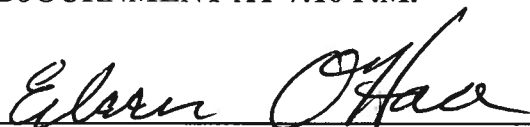
Annual Meeting Planning: The annual meeting is the third Saturday of April, and ideas for entertainment or informational presentations are welcome to be suggested.

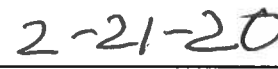
Building Plan Copy Fee: The County of Hawaii Building Department recently decided to stop storing building plans. Since the HSCA office has building plans on file that now may not be available at the County or elsewhere, requests for copies of plans are anticipated to increase. The plans cannot leave the office on loan due to the risk of them not being returned, and the office is unable to provide copies. The board agreed to start offering copies as a service to members for a \$50 fee. This rate was determined by the cost of printing at Hilo Drafting Service (\$15-30), plus the cost of staff going to Hilo.

Termite Fumigation for Community Center: Three quotes were presented to the board with different warranty options.

Craig Hart moved to accept the quote from Veteran Termite & Pest Control for fumigation of the Community Center Eileen O'Hara seconded. Motion passed unanimously.

**ADJOURNMENT AT 7:10 P.M.**

  
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Eileen O'Hara, Secretary

  
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Date