

HAWAIIAN SHORES COMMUNITY ASSOCIATION MINUTES OF THE BOARD OF DIRECTORS MEETING May 20, 2026 6:00 PM

The regular meeting of the Board of Directors of Hawaiian Shores Community Association (HSCA) was held at the Stables (Community Center). A quorum was established. Jeff Sargent, the President, presided. The meeting was called to order at 6:05 P.M.

Directors Present: Jeff Sargent, Lori Tetrault, Polly Quigley, Katy Gorman, Saman Garkani and Jack Wells Tom Cumming via Zoom. Also in attendance was General Manager Jeff Beard.

Directors Absent: Mike Tompkins, William Schofield, Barbara Jackson

Members Present:

APPROVE AGENDA –

ANNOUNCEMENTS –

Jeff Sargent announced the resignation of Mike Tompkins. Katy Gorman sent in a letter of interest in filling this position. Jack Wells makes a motion to appoint Katy Gorman to the board, Lori Tetrault seconded the motion. Motion carried unanimously.

- A. **Welcome new board members:** Jeff Sargent welcomed new board members and their term lengths Lori Tetrault motioned to accept new board members' terms; Katy Gorman seconded, motion carried unanimously
- B. **President report:** Jeff Sargent reports that the association has successfully acquired grant funding for preliminary engineering reports for the backup well, has completed draft documents for proposed bylaw changes, and secured services from a new attorney. Upcoming work to complete includes drafting documents for new CC&R changes and scheduling a town meeting in late July. Pursuing grant funding for the construction of the secondary well. Hire an accounting associate or accounting services.

APPROVAL OF MINUTES –

Jeff Sargent stated that we are looking at the corrected minutes for the January board meeting and the minutes for the April board meeting. The board asked Jeff Beard what the correction was for the January board meeting minutes. Jeff Beard stated it was the wording that allowed him and Steve Bailey to sign for backup well documents.

Polly Quigley moved to approve the February 18, 2026, Board of Directors meeting minutes. Lori Tetrault seconded the motion. The motion passed unanimously.

REPORTS –

Financial Report: Lori Tetrault reported that Cash is \$293,947.56, Investments are \$686,996.24, and long-term liabilities are \$2.38 million. Assessments are 1% above budget. Water is under budget by 2%. New water service connections and infrastructure fees are above budget. Escrow fees are above budget by 13%. Guest fees are 37% over budget. Total income is above budget by 8%. Payroll is above budget by 1%. When adjusted for this reimbursement and the new Grasshopper expense, dump trailer and windows, the maintenance expense is 13% low budget. Total expense is 2% above budget. Net income is 25% above budget.

Katy Gorman asked about information for current grant funding. Jeff Beard said he'd look into getting that information

General Manager Report:

Jeff Beard added that we will need to buy new meter reading equipment. The quote wasn't available but will send out an email vote.

- A. Lot 1032 Manalo tree trimming estimates:** Longlimbs estimate approved. Katy Gorman motioned, Polly seconded. Motion passes unanimously
- B. Pool pump quotes** Lori Tetrault motioned, Saman Garkani seconds, motion passed unanimously
- C. Stables fumigation** Pacific Termite quote accepted. Polly Quigley motioned, Lori Tetrault seconded, motion passed unanimously

Comments on Committee Reports –

BWC:

CEAC:

DRC/ERC: ERC has approved waiving fines and placing liens on properties.

- i. Waive fines** Polly Quigley motioned, Katy seconded, motion passed unanimously
- ii. Place liens** Katy Gorman motioned, Polly Quigley seconded, motion passed unanimously

Comments on Agenda Items by Members – None

Statements or Concerns from Directors – None

Written Communications –

A: Iokepa- Keliikoa member asking to be added to the ITOPS committee and also the CEAC committee. Jeff mentioned the possibility of Noelani also becoming a board member to fill the empty board seat. Polly said she would reach out to talk to her. Polly Quigley motioned to add her to the committees; Tom Cumming seconded, motion passed unanimously

B: Backyard Bash letter from the CEAC committee requesting that the board approve opening the park for the Backyard Bash again for this year. Jeff Beard mentioned that he will be there and will keep track of attendees and where they are from, and that the association will cover the guest fees for these people. Katy mentioned that she doesn't understand why we need to pay the guest fees. Jeff Beard explained that since we are considered a private club, all guests must pay a fee to cover our liability insurance.

Katy Gorman motioned to approve the CEAC committee's request to open the park for the Backyard Bash; Polly Quigley seconded the motion; motion carried unanimously

NEW BUSINESS –

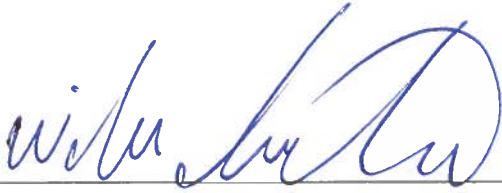
Jeff Beard added that he is working with Hawaiian Beaches and the USDA to look into the possibility of selling an acre of land to Beaches for a new water tank. Jeff says that if approved, the sale of this property will allow the association to complete some of the projects that members have been asking for.

- A. Mike Tompkins resignation** item was moved to the beginning of the meeting.
- B. Committee assignments:** board members decide to table to the next meeting when more board members are present; Polly Quigley makes the motion to table, Lori Tetrault seconded, motion carried unanimously.

OLD BUSINESS –

Accounting Services – The board and Jeff Beard will continue to research and explore options. Jeff Beard said they recently received a resume from a new member to the area. He will be setting up an interview with the board.

Adjournment – 7:39 PM

A handwritten signature in blue ink, appearing to read 'William Schofield', written over a horizontal line.

William Schofield, Secretary

A handwritten date '9/17/2020' in blue ink, written over a horizontal line.

Date