

HAWAIIAN SHORES COMMUNITY ASSOCIATION DRAFT MINUTES OF THE BOARD OF DIRECTORS MEETING August 18, 2021

The regular meeting of the Board of Directors of Hawaiian Shores Community Association (HSCA) was held at the Stables. A quorum was established. Eileen O’Hara, President, presided. The meeting was called to order at 6:02 PM.

Directors present: Eileen O’Hara, President, Dawn Hurwitz, Vice President, Jeffrey Kraybill, Treasurer, Suzan Thompson Forrest, Secretary, Tom Cumming, Cindy Caldicott, Nikki Weingartner and Kathy Klawitter. Also, in attendance: Tim Manning, Maintenance Foreman, S’mon Gago, Office Manager and Barbara Barr, Accounting Associate.

Directors absent: Steve Bailey

ANNOUNCEMENTS

Eileen O’Hara announced that Steve Bailey will be resigning effective August 31, 2021. Steve served on the board or to the board in a variety of capacities for over 6 years and his efforts are greatly appreciated.

Action item: S’mon Gago will prepare a card from HSCA board members, office staff and maintenance crew, expressing their appreciation for his years of work and commitment to HSCA.

COMMENTS ON AGENDA BY HSCA MEMBERS

There were (3) members that commented about the pool. Edly Rondinone, Pam Silva and Beth Nadvornik.

MINUTES

July 21, 2021, Meeting of the Board of Directors-

Dawn Hurwitz moved to approve the July 21, 2021 meeting minutes.

Suzan Thompson Forrest seconded. The motion passed unanimously.

COMMUNICATIONS

Lot 577: Communication received dated August 3, 2021

The communication alleges CC&R violations at a residence on Kaku St., the item was referred to the Enforcement Review Committee for their consideration and review.

REPORTS

Office Manager Report- S'mon Gago reported that the Safe Drinking Water Branch continues working on the loan closings for the fire hydrants and radio transmitters. The John Deere is listed on Craigslist for sale, no offers yet. S'mon Gago will lower the price to \$2500, there is a backup offer of \$500. Emails were imported into Mailchimp and the Maikoiko Park Fruit Orchard survey is live, 93 responses received. The bulletin board at the HSCA Office is being updated, the board is encouraged to email S'mon Gago with any fliers or posters they want to have put up. Good Neighbor of the Month nominee is Men of Pa'a/Iopa Maunakea. Maintenance crew flagged (4) properties.

Action item: S'mon Gago will lower the price of the John Deere to \$2500 on Craigslist.

Maintenance Foreman Report- Tim Manning reported BacT testing is scheduled for August 24th nitrate and anions test on the same day, lead and copper due September 1. The painting contractors came but did not finish the work. The Storage Shed is scheduled to begin on August 18, 2021 and Tim will follow up with EPI to see where they are with the permits for the Chemical Shack.

Action item: Tim Manning will follow up with EPI regarding the Chemical Shack permit.

Maintenance work & equipment

All the equipment is running and being maintained. No offers on the John Deere that continues to take up space.

Swimming Pool

Tim will continue with his recommended course of action.

Project Report- Tim Manning reported that a quote for preventive maintenance for the new generator was received and should be considered by the board. The \$2200 quote is for a one year term. *Tom Cumming moved to approve the quote for a preventive maintenance contract with Generator Power Systems, for a one year term at a cost not to exceed \$2200. Suzan Thompson Forrest seconded.* The motion passed unanimously.

Accounting Associate Report- Barbara Barr reported that some outstanding assessments are coming in from recent property sales. Escrow fees continues to increase. Water charges are normal. There was a past due rate of 16% for the month of July. There are 5 lots with open foreclosures that all have liens, 9 property sales were recorded in July and 28 properties are in escrow. Insurance is due in October and there will be increases. The office staff will be working on the budget next week and if board members have any input they can contact the office.

Financial Report- Jeffery Kraybill reported that as of July, cash is \$408,817.53, investments are \$944,227.84, long term liabilities \$2.69 million, the USDA water grant is \$1.24 million spent to date, of the \$1.28 million grant, assessment collection running below budget by 3%, down 7% from last year, water up at budget, escrow fees are way up by 196%, year to date, new water connection and infrastructure impact fees are up because people are building, total income up by 273% because of how the grant income is reported, actual income is above budget for year to date, 5% down from previous year, payroll is below budget by 17%, also down by 12% from previous year, total expense up 6%, year to date, up 7% from previous year, net income below budget by 14%, year to date, when corrected for grant income. FY 2022 Operating Budget and 5 Year Projections will be presented at the board's next meeting in September.

*Board members are meeting with the new financial advisor on September 4th at 2 pm.

DRC Report- Tom Cumming reported there were (5) plans were submitted, 1 in the first step of the process approved with conditions, 1 in the first step was approved without conditions. 2 plans in the second step of the process were approved without conditions and 1 in the second step was approved with conditions.

CEAC Report- Suzan Thompson Forrest reported the committee met on August 5th and a total of 72 slippers were collected and 75 toiletry bags were made for Keonepoko School students. The Welcome Back celebration scheduled for September 18, is postponed until further notice. The committee will meet again on August 19th and on September 2nd. Cindy will be asking if the school will accept gently used books as donations for the students.

ITOP- No report

Park Report- Eileen O'Hara reported that the committee met and had a Volunteer Day at Papio Park. There are some questions regarding insurance coverage for volunteers at the park that need to be resolved.

Action item: Barbara Barr will contact the agent that sold the insurance policy to HSCA to follow up.

OLD BUSINESS

Email vote confirmation- Tom Cumming moved to confirm the vote that was taken via email, approving the modified covid restrictions for use and rental of the stables. Dawn Hurwitz seconded. The motion passed unanimously.

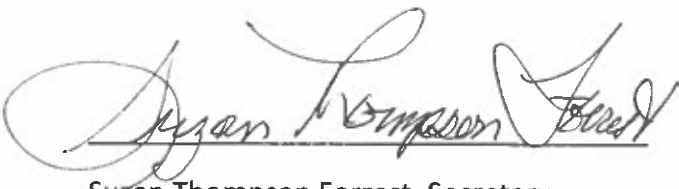
Dawn Hurwitz moved to rescind the email vote that was confirmed approving the modified covid restrictions for use and rental of the stables. Cindy Caldicott seconded. The motion passed unanimously.

Cindy Caldicott moved to approve the Covid-19 Modified Community Center Rules as amended by changing the first bullet to read "maximum capacity is limited to 25" and the second bullet to read "10 inside and 25 outside". Dawn Hurwitz seconded. The motion passed unanimously.

NEW BUSINESS

There was no New Business for discussion.

ADJOURNMENT – 7:53 PM.



Suzan Thompson Forrest, Secretary

9/21/21
Date