

# HAWAIIAN SHORES COMMUNITY ASSOCIATION DRAFT MINUTES OF THE BOARD OF DIRECTORS MEETING SEPTEMBER 15, 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 6:05 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, Barbara Barr, Accounting Associate, and Cindy Graves.

## ANNOUNCEMENTS

Eileen O'Hara commented that while Steve Bailey is no longer on the Board of Directors he continues to Chair the Enforcement Review Committee.

## COMMENTS ON AGENDA BY HSCA MEMBERS

There were (4) members that signed up to comment:

Julia Estigoy-Kaho'onei, Linda Santos, Alfi Velasco and Mitchell Ahles, all expressed concerns with illegal activities at private residences in Hawaiian Shores. The board was urged to look into the Hawaii State laws that govern Home Owners Associations and to be more proactive in its enforcement efforts. Eileen O'Hara responded that the problems they expressed are not new to the board, the board is as proactive as it can be and what is really needed is a Neighborhood Watch group in Hawaiian Shores.

**Action item:** Eileen O'Hara will arrange a time and date with Community Policing Officer Eddie Cardines to conduct a start-up Neighborhood Watch meeting for HSCA members, and get the word out via emails, social media and the stables marquee.

## MINUTES

### August 18, 2021, Meeting of the Board of Directors-

*Suzan Thompson Forrest moved to approve the minutes with corrections to page 2 (no second to a motion) and page 4 (misspelling of Cindy Caldicott). Dawn Hurwitz seconded. The motion passed.*

**Action item:** Barbara Barr will make corrections to August 18, 2021 meeting minutes.

## COMMUNICATIONS

None

## REPORTS

Office Manager Report- Barbara Barr reported that the pool is back to its winter schedule and the office has received complaints about the limitations and time constraints, the water meters and transmitters will not be available until January or February, there hasn't been any interest in the John Deere, only offer is for \$500, the Good Neighbor of the Month is Steve Bailey and there were 5 properties flagged by HSCA maintenance crew.

*Jeffrey Kraybill moved to sell the John Deere to Madonna Hoomanawanui for \$500 after Tim Manning completes repairs at a cost not to exceed \$100. Suzan Thompson Forrest seconded. The motion passed.*

**Action item:** Tim Manning will do the repairs to the John Deere at a cost not to exceed \$100.

Maintenance Foreman Report- Tim Manning reported BacT testing is scheduled for August 21, nitrate and anions test are rescheduled the same day, lead and copper samples were completed on time and accepted by the state, the storage shed by Paradise Sheds has been completed, HSCA crew will build and paint ramp for shed. The Ozone oxidation system came in on September 13 and will be installed asap, the system is being flushed and maintenance crew are gathering data, this important work takes time that may delay some easement work.

**Action item:** Tim Manning will follow up with residential flooding issue (Cindy Caldicott request) by sending a letter to the owner.

### Maintenance work & equipment

All the equipment is running and being maintained.

### Swimming Pool

The swimming pool is looking good and is being maintained on a regular basis, some changes were made in the way it's treated with chemicals.

### Priorities for maintenance crew

Flushing swimming pool, build ramp and paint storage shed, build chemical shack, install ozone system, repair check valve in pump room.

Accounting Associate Report- Barbara Barr reported assessments are still coming in, people are paying their water bills, 15 properties closed, 25 are in escrow, past due rate is dropping, 2022 assessments will be mailed on November 22.

Financial Report- Jeffrey Kraybill reported that as of August cash is \$377,807.52, investments are \$944,227.84, long term liabilities \$2.625 million, assessment collection running below budget by 3%, down 9% from last year, water is at budget, escrow fees are up by 198%, year to date, 112 property sales recorded this year compared to 78 last year, construction is in process or been completed on 9 new houses this year compared to 3 last year, 12 owners are in the review process for new builds, total income up over 200% because of how grant income is reported, actual total income is at budget for year to date, 6% down from previous year, payroll still running below budget by 15%, health care costs are 7% below budget, total expense is up by 6% year to date, increases in facility maintenance, utilities and office expenses, net income below budget by 10% year to date. Draft budget highlights to consider:

Income: Increased expected income amounts for water service parts, new service connects, escrow fees, infrastructure impact fees.

Expenses: Kept Salaries & Wages the same, health care costs are hard numbers, increased repair and maintenance by \$10,000, big increase in utilities, loan interest also hard number, last page "Fund Budget" refers to USDA requirements.

The Final Budget will include year to date comparisons and 2021 & 2022 Budget.

**Action item:** Board members have a month to review the draft and are urged to call Barbara Barr with any questions or comments regarding the Draft Budget.

### DRC Report- None

CEAC Report- Suzan Thompson Forrest reported there will be a Book Drive this year instead of a Christmas Toy Drive because the school is focusing on literacy. The committee will be collecting new and gently used books for 5-12 year olds. Committee members will collect at the December Swap Meet, Covid permitting. The committee would like to start up a Welcome Wagon group.

ERC Report- Nikki Weingartner reported that committee members went thru the list of fined properties and that she received complaints that people have not heard back from anyone about letters that have been written and sent regarding trees hanging over their properties.

**Action item:** Dawn Hurwitz will help to start a monthly newsletter to inform HSCA members what the board of directors are doing to address CC&R violations.

ITOP- No report

Park Report- Eileen O'Hara reported that on August 29, 21 people worked at the Community Fruit Orchard and 60 trees and 40 pineapples were planted. Sandford brought in a load of cinder soil and the Fruit Tree Foundation donated the irrigation piece that HSCA maintenance crew will need to bury.

**Action item:** Pineapples need to be mulched and Eileen O'Hara will plan a future maintenance day.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

### 2022 Assessment/Water Rates

*Suzan Thompson Forrest moved to approve an increase of \$.20 to the water usage rate of \$3.80 bringing it \$4.00, and an increase of \$2.00 to the base fee of \$30.00 bringing it to \$32.00. Nikki Weingartner seconded. The motion passed unanimously.*

New rates will take effect January 1, 2022 with no changes to assessments.

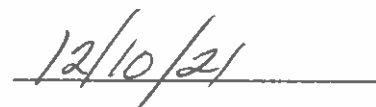
### 990-2019

*Dawn Hurwitz moved to accept the 990 from 2019. Jeffrey Kraybill seconded. The motion passed unanimously.*

## **ADJOURNMENT – 7:53 PM.**



Suzan Thompson Forrest, Secretary



Date