

# HAWAIIAN SHORES COMMUNITY ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

### JUNE 18, 2025 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 6:00 P.M.

Directors present: Jeff Sargent, Mike Tompkins, Polly Quigley, Jeffrey Kraybill, Lori Tetrault, William Schofield, Vladimir Vorobets, Kathy Morgan and Tom Cummings. Also, in attendance Barbara Barr Office Account, and Tim Manning Maintenance Foreman.

Member Present: Eileen O'Hara, Douglas Ho'omanawanui, Jack Wells, Kehau Schofield, and Lori and Jay Nelson.

#### **APPROVAL OF MINUTES**

*Jeffrey Kraybill moved to approve the May 21, 2025, Board of Directors meeting minutes with corrections. Mike Tompkins seconded the motion. The motion passed unanimously.*

#### **REPORTS**

**Financial Report** – Jeffrey Kraybill reported Cash is \$296,952.37, Investments are \$783,387.20 Long-term Liability is \$2.40 Million, Assessment are above budget by 3%. Water is under budget by 10%. New water service connections are 60% above budget. Infrastructure impact fees are 100% above budget. Escrow Fees are above budget by 12%. Guest Fees are 29% over budget. Interest and Investment income are over budget. The DWSRF Transceiver Loan was forgiven and was credited to income. Total income is above budget by 3%. Payroll is 2% under budget. Maintenance/Park expenses are above budget by 80% due to the playground, this will be reimbursed from the park reserve fund. The final cost for the playground is \$77,895.53. Contract labor is above budget due to tree work on lot 1028, which was paid for by fines collected in escrow. Membership/Training is above budget due a water conference and DSO classes. Total expense is above budget by 7%. Net income is under budget by 4%.

## **Comments on Reports:**

**Maintenance Foreman Report** – Tim Manning went over his report explaining the pump depth. Tom Cumming had more questions about the depth. Jeff Sargent asking spoke about Pacific pipe invoice. Kathy asked about getting solar.

*Polly Quigley moved to approve the Pacific Pipe invoice for the 6'' Gate Valve Fexfe. Kathy Morgan seconded the motion. The motion passed unanimously*

**Accounting Report** – Jeff asked how much we charge for Milestone.

**CEAC Report** – Tom Cumming- Does CEAC have an email? Tom will set one up.

**DRC Report** – Tom – There was no DRC meeting because there were no plans to review.

**PFPC Report** – Tom- pickle ball court concrete. Jeff – Tabled discussion of concrete for stables.

**BWC (Ad-hoc)** – Tom expressed his concerns about not having a backup well. PFPC to set a date for the BOD to see the water yard.

## **NEW BUSINESS –**

### **Comments on Agenda Items by Members:**

- a. Members asked about water pressure, albizia and dog parks.

**Statements or Concerns from Directors - None**

## **OLD BUSINESS –**

### **Board Committees:**

- a. DRC/ERC – Lori Tetrault, Jeffrey Kraybill, Kathy Morgan, and Tom Cumming. Meeting 2<sup>nd</sup> Tuesday of the Month.

*Kathy Morgan moved to approve the standing board members on DRC/ERC committee. Tom Cumming seconded the motion. The motion passed unanimously.*

- b. ITOP – Tom Cumming, Jeff Sargent, Polly Quigley and Bill Schofield

*Tom Cumming moved to approve the standing board members on ITOP committee. Lori Tetrault seconded the motion. The motion passed unanimously.*

- c. PFPC – Mike Tompkins, Tom Cumming, Lori Tetrault, and Kathy Morgan. Meeting 2<sup>nd</sup> Monday of the Month.

*Tom Cumming moved to approve the standing board members on PFPC committee. Polly Quigley seconded the motion. The motion passed unanimously*

- d. CEAC – Jeff Sargent, and Bill Schofield

*Tom Cumming moved to approve the standing board members on CEAC committee. Polly Quigley seconded the motion. The motion passed unanimously.*

- e. PTC – Jeff Sargent, Tom Cumming, Lori Tetrault, Polly Quigley and Jeffrey Kraybill

*Lori Tetrault moved to approve the standing board members on PTC committee. Vlad Vorobets seconded the motion. The motion passed unanimously.*

- f. FACC Ad Hoc – Jeff Sargent, Polly Quigley, and Bill Schofield

- g. BWC – Jeff Sargent, Tom Cumming, Vlad Vorobets, Lori Tetrault, Kathy Morgan, Mike Tompkins, and Jeffrey Kraybill.

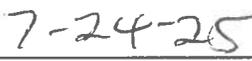
- h. GDRC – All BOD members

Office Windows -

*Tom Cumming moved to approve the quote for the new office windows not to exceed \$20K. Bill Schofield seconded the motion. The motion passed unanimously*

**Adjournment – 7:36 P.M.**

  
Lori Tetrault

  
Date