

HAWAIIAN SHORES COMMUNITY ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

JULY 16, 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 6:07 P.M.

Directors Present: Jeff Sargent, Polly Quigley, Jeffrey Kraybill, Lori Tetrault, William Schofield, Kathy Morgan, and Tom Cummings. Also, in attendance were Barbara Barr, Accounting Associate, and Tim Manning, Maintenance Foreman.

Directors Absent: Vladimir Vorobets and Mike Tompkins

Member Present: Eileen O'Hara, Niki Weingartner, Jay and Lori Nelson, Mike Moore, Vicki Toews, Haile Pennington, Rene Kehau Schofield, Steve Baily, and Kathleen Gorman.

ANNOUNCEMENTS – None

APPROVAL OF MINUTES

Lori Tetrault moved to approve the June 18, 2025, Board of Directors meeting minutes. William Schofield seconded the motion. The motion passed unanimously.

REPORTS

Financial Report – Jeffrey Kraybill reported Cash is \$271,530.69, Investments are \$784,971.72, Long-term Liability is \$2.46 Million, Assessments are below budget by 4%. Water is under budget by 8%. New water service connections and IIF are 83% above budget. Infrastructure impact fees are 100% above budget. Escrow Fees are below budget by 19%. Guest Fees are 28% 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 1%. Payroll is 4% under budget. Maintenance/Park expenses are above budget by 77%. The final cost for the playground is \$77,895.53. Maikoiko Park cost for improvements and pickleball is \$17,114.99. Additional water yard repairs so far are \$23,727.09. Total expense is above budget by 7%. Net income is under budget by 11%.

Action items –

1. Transfer \$17,895.00 from Merrill Lynch Fund for final playground reimbursement.
2. Transfer \$17,114.00 from Merrill Lynch Park fund for Maikoiko Park.
3. Transfer \$23,727.00 from Edward Jones Water Fund for Water Yard.

Kathy Morgan moved to approve all Transfer items. Lori Tetrault seconded the motion. The motion passed unanimously.

Comments on Reports:

President's Report – deferred

Maintenance Foreman Report—Tim Manning commented on the Nissan truck breaking down daily, and the DeLuz Chevrolet quote for the 2025 Colorado Trail Boos is the only quote he had time to get. It has a crew cab and a 7,700 lbs. towing package, with a six-foot bed. Kathy Morgan asked about the truck's warranty. Tim explained the Pressure Tank Bladder repair at the water yard.

Polly Quigley moved to approve the purchase of a new work truck. Jeffrey Kraybill seconded the motion. The motion passed with one opposed.

Tom Cumming moved to approve the Pressure Tank Bladder Quote for \$11,382.72. Lori Tetrault seconded the motion. The motion passed unanimously.

Accounting Report – The Board discussed foreclosures.

Comments on Committee Reports:

CEAC – Jeff Sargent reported that Committee positions were confirmed as follows: Suzan Thompson-Forest as chair, Joanie Erisman as vice chair, Nikki Weingartner as treasurer, Eda Sterner as secretary. Chris and Nikki are handling our PR. Kylie Slaktowicz was welcomed to the committee.

Jeff Sargent moved to approve Kylie Slakowicz joining the CEAC committee. Lori Tetrault seconded the motion. The motion passed unanimously.

DRC/ERC - Tom Cumming reported a new member who needs to be vote in.

Tom Cumming moved to approve Gordon Smith and Barbara Jackson joining the DRC/ERC committee. Lori Tetrault seconded the motion. The motion passed unanimously.

PFPC – Tim Manning asked if we could allow members to use the disc golf equipment in the office. Jeff asked about the team reach app.

Tom Cumming moved to approve Katie Gorman, Vickie Toews and Hailey Bennington joining the PFP committee. William Schofield seconded the motion. The motion passed unanimously.

Tom Cumming moved to approve the Pickleball rules. William Schofield seconded the motion. The motion was passed with one opposed.

ITOP – Board discussed the ITOP request.

Polly Quigley moved to approve Rene Schofield's joining the ITOP committee. Tom Cumming seconded the motion. The motion passed unanimously.

Jefe Sargent moved to approve Douglas Hoomanawanui as an ITOPs adviser and member. William Schofield seconded the motion. The motion passed unanimously.

BWC (Ad-hoc) – Board discussed grants.

Tom Cumming moved to approve S'mon Gago, Tim Manning, Steve Baily, Eileen O'Hara, and Jeff Beard as members of the Backup Well Committee. William Schofield seconded the motion. The motion passed unanimously.

Lori Tetrault moved to approve Eileen O'Hara as acting chair to investigate and prepare the application for the grants, in which one of the grants will be administered through Malama O Puna. Jeffrey Kraybill seconded the motion. The motion passed unanimously.

NEW BUSINESS –

Comments on Agenda Items by Members: Good Neighbor of the month Steve Bailey

Statements or Concerns from Directors –

- a. Kokua Crew Proposal – deferred to next meeting

Written Communication-

- a. Makers Market Hui

Tom Cumming moved to approve the Makers Market Hui. Lori Tetrault seconded the motion. The motion passed unanimously.

OLD BUSINESS –

Board Committees:

- a. Office Window Quotes

Jeffrey Kraybill moved to approve the Sean quote for the office windows. Tom Cumming seconded the motion. The motion passed unanimously.

Adjournment – 7:35 P.M.



Mike Tompkins



Date