

HAWAIIAN SHORES COMMUNITY ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

January 17, 2024, 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. Eileen O'Hara, the President, presided. The meeting was called to order at 6:08 P.M.

Directors present: Eileen O'Hara, Kathy Klawitter, Jeff Sargent, Lori Tetrault, Peter Quigley, and Jeffrey Kraybill. Also in attendance are Barbara Barr, Accounting Associate, and Tim Manning, Maintenance Foreman.

On Zoom: Vladamir Vorobets and Lance Decker

Directors Absent: Kathy Morgan

Member: Mike Moore and Gordon Smith

ANNOUNCEMENTS – None

COMMENTS ON AGENDA ITEMS BY MEMBERS – 3 MIN. LIMIT – None

APPROVAL OF MINUTES

Kathy Klawitter moved to approve the December 20, 2023, Board of Directors meeting minutes. Jeff Sargent seconded the motion. The motion passed unanimously.

WRITTEN COMMUNICATIONS – None

STATEMENTS OR CONCERNS FROM DIRECTORS – None

REPORTS

*Taken out of order of the Agenda.

DRC Report- Gordon Smith reported concerns the DRC has regarding the quality and aesthetics of homes approved by the DRC. Gordon Smith supplied verbiage from another subdivision as an example. The Board discussed building style and materials. DRC needs to work on the Language

of specific design restrictions to change the CC&Rs. The Board reviewed the proposed changes to CC&R item #6 submitted by the DRC and ERC.

Jeff Sargent moved to approve the proposed changes to CC&R Item #6 TIME LIMIT FOR COMPLETION – Any project with final approval by the Design Review Committee shall be completed within 36 months after the date of final approval and according to county codes. The time for completion may be extended at the election of the Association for delays from causes beyond the reasonable control of the owner. Homes sold before construction is completed (including driveway and carport with storage) shall be completed by the new owner within 6 months after purchase or within the initial 36-month period, whichever allows more time for completion. Peter Quigley seconded the motion. The motion passed unanimously.

Office Manager Report- Barbara reported that she will be on vacation from February 15th to 22nd and back in the office on the 23rd. S'mon will be on vacation from February 23rd to March 7th and back in the office on March 8th. The new website has been receiving great compliments. Joy and Shane Lee are teaching the DSO class. The DSO exam is next Thursday, January 25th. The ERC reported that Lot 1599 on Opae may have an unpermitted structure and a county setback violation. Steve Bailey will be looking into it. The Fiscal Asset Replacement Plan shows that the Maikoiko Park fence is to be replaced in 2025. Still waiting on an updated quote from Kelly at AAA State of the Play for the modified Canyon County playground. Pool blankets need to be replaced. Received one quote from Rec Supply for two custom-sized panels at 17'x75', a double stainless steel roller reel, and a reel cover. Good Neighbor of the Month Nomination Suggestion: Kai Manner.

The board discussed the pool blankets quote and decided to defer till we get more quotes.

Maintenance Foreman Report – Tim Manning reported all equipment is running. Both pool bathroom doors have been replaced. The pool shed panel has been replaced. Everything in the water yard is working great. Will be meeting Brian on Wednesday and Thursday to go over the LCLI and do some physical inspection. Upon researching, the best way to keep the pumps working on cloudy days and at night is to do battery backup, which we are still waiting for a quote.

Accounting: Barbara Barr reported assessment payments for 2023 and 2024 are still coming. Owners have till the end of January to pay their assessment. If assessments aren't paid by January 31st they get a reminder letter. At the end of February if assessments aren't paid owners will get a Lean notice. Leans will be filed for 2023 and 2024 at the end of March for all properties that haven't paid their assessment. Properties are still selling. Water rate changes have gone up a little bit this month.

Financial Report – Jeffrey Kraybill reported Cash is \$228,321.46, Investments is \$955,786.27, and long-term Liability is \$2.58 million. This will include the DWSRF Loan until it is forgiven. Assessment collection is above budget and 33%. Collections are 8% ahead of last year. Water is under budget, but payments are at the same level as the previous year. New water service connections are up 300%. Escrow fees are above budget by 8%. Guest fees are down due to bad weather. Interest and Investment income are over budget. Total income is above budget by 21%. Payroll is 9% under budget. Most of the monthly expenses are running below budget at this time of the year. Repair maintenance expense includes the new mower which was put into service this week and this expense will be reimbursed through the reserved fund and will be moved into fixed assets. Total expenses are at budget and Net Income is running 70% over budget after adjustment for the mower expense.

CEAC REPORT – Jeff Sargent reported that the watercolor class is doing great. And looking into doing a Sip-n-Paint event. Game Night, BINGO, Trivia Night, and Karaoke Night are all doing great. The storage room has been cleaned out.

PFPC REPORT-

- a. Backfilling the Maikoiko Pool - Deferred needs more information.
- b. Community Center – Awaiting structural engineering review.
- c. Honu Park Tennis Courts – Waiting on quotes from Loeffler Construction for the rehabilitation of the tennis courts.
- d. Honu Park Playground Equipment – Waiting on the new Canyon County quote.

NEW BUSINESS –

- a. Annual Meeting Preparation/LWV/Set Recordation Date/Speakers – The board decided to use the League of Women Voters. The recordation date is January 31. Speaker suggestions: DLNR, game commissioners, mayor candidates, and pig trappers.

Jeff Sargent moved to approve the Recordation date for January 31. Lori Tetrault seconded the motion. The motion passed unanimously.

OLD BUSINESS –

- a. Nomination Committee – Candidates: Vlad (2), Lori T (3), Kathy Morgan (3), Kathy Klawitter (1), Mike Tompkins (3).

Adjournment – 7:40 P.M.

Lori Strault

Secretary

02/21/24

Date