

# HAWAIIAN SHORES COMMUNITY ASSOCIATION MINUTES OF THE BOARD OF DIRECTORS MEETING February 21, 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, Kathy Morgan, Jeff Sargent, Lori Tetrault, Mike Tompkins, and Jeffrey Kraybill. Also in attendance are S'mon Gago, Office Manager, Madonna Hoomanawanui, Office Assistant, and Tim Manning, Maintenance Foreman.

On Zoom: Barbara Barr, Tom Cumming

Members: Jack Wells, Patti Parr, Robin Kloda, Jon Quemada, Sandi Adams, Mike Sauer, and Pat

## **ANNOUNCEMENTS –**

### **a. Tompkins Appointment –**

*Kathy Morgan moved to approve Appoint Mike Tompkins. Lori Tetrault seconded the motion. The motion passed unanimously.*

### **b. Appointment Of Secretary –**

*Jeff Sargent moved to approve Appoint Lori Tetrault as Secretary. Jefe Kraybill seconded the motion. The motion passed unanimously.*

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

## **APPROVAL OF MINUTES**

*Kathy Morgan moved to approve the January 17, 2024, Board of Directors meeting minutes. Jefe Kraybill seconded the motion. The motion passed unanimously.*

## **WRITTEN COMMUNICATIONS –**

- a. **Kloda** - Hydrant blowout: Concerns about damage done to property and flooding issues
- b. **Sauer** - Water Drainage Issue: Concerns about flooding to Kloda property.
- c. **Moore** – Pig Traps and Pool Heating: Mr. Moore was not in attendance. The Board discussed his written communication.

## **STATEMENTS OR CONCERNS FROM DIRECTORS – None**

## REPORTS

**Office Manager Report-** S'mon Gago reported that the new water usage rate went into effect on February 1, 2024. Judy Hayducsko visited and discussed our forgivable loans with DOH Safe Drinking Water Branch. Michael Ogata is the new circuit rider for HRWA; he would like to teach a DSO class. Joy and Shane with RCAC want to do another class with the crew before the April exam. The stables will be closed the week of the Annual Meeting to clean the floors and do some touch-ups. The regular Board Meeting falls the same week as the Annual Meeting. The Board meeting will be held at Honu Park. Board approval is needed to allow members to bring a service animal into the park. Good Neighbor of the Month Suggestion: Edley Rondinone.

*Jeff Sargent moved to approve Service Animals in the park as long as the owner has the proper paperwork, the service animal stays on a leash/contained at all times, and the owner cleans up after the animal. Kathy Morgan seconded the motion. The motion passed unanimously.*

**Maintenance Foreman Report –** Tim Manning reported Maintenance continues and is on schedule, and all equipment is running. The excavator is due for a full service. The LCLI data entry is completed and turned over to Brian from RCAC. There are approximately a dozen more connections to inspect physically. 4 meters have been replaced. Fire hydrant number 3 has been replaced along with a new hydrant valve. The entire distribution system flushing has been completed. 3 fuses for the well pump had gone out and have been replaced.

**Accounting Report:** S'mon Gago reported 64% of the assessment and will be filing liens on lots that pass due for 2023 and 2024 next month. Past due notices are going out next week. 4 lots have open foreclosures (There are liens on these lots). 5 property sales were recorded in January, and 16 properties are in escrow.

**Financial Report –** Jeffrey Kraybill reported Cash is \$307,865.37, Investments is \$960,090.24, and long-term Liability is \$2.59 million. This will include the DWSRF Loan until it is forgiven. Assessment collection is above budget by 5%. Collections are 2% ahead of last year. Water is under budget, but payments are 2% ahead of the previous year. New water service connections are up 150%. Escrow fees are under budget by 8%. Guest fees are 27% under budget. Interest and Investment income are over budget by 300%. Total income is above budget by 5%. Payroll is 6% 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. This expense will be reimbursed through the reserved fund and moved into fixed assets. Total expenses are 70% under budget, and Net Income is running 12% over budget after adjustment for the mower expense.

**CEAC REPORT –** Kathy Klawitter reported Suzan is out for a medical issue. Jeff Sargent was voted in as Interim Chair. Bingo, Trivia, Karaoke, and Game night are doing great. The next CEAC meeting will be on March 7, 2024. Eileen suggested more youth activities.

**DRC REPORT –** Jefe Kraybill reported Lot 728 on Lai St. Step One was approved. Kathy Morgan is the 2nd board member of the DRC.

**PFPC REPORT-** Lori Tetrault reported that the committee discussed moving forward with painting the Maikoiko concrete slab to allow a pickleball court, using previously ordered net/posts, adding a combination lock entrance gate, installing a compacted gravel driveway/parking lot adjacent to the pavilions side of the pool in

the vicinity of the current pedestrian gat, not exceed \$10,000. Mathew needs to do a site view and assessment at the community center, which will cost \$2000. A proposal will be sent to Steve and then brought to the board. Honu Park Tennis Courts – We are waiting on quotes from Loeffler Construction for the rehabilitation of the tennis courts. The committee discussed work on the Maikoiko Park Court and holding on doing the Honu Park Court till next year and focusing on the Honu Park Playground Equipment this year. –The committee reviewed quotes for the Canyon County Design playground and recommended purchasing at a cost not exceeding \$56,000.

*Jeff Sargent moved to recommend to the board to purchase the larger of the two playground options, not to exceed 56,000. Lori Tetrault seconded the motion. The motion passed unanimously.*

*Jeff Sargent moved to recommend putting in a gate and gravel driveway, painting the pickleball court, purchasing disc golf, and creating a parking area not to exceed 10,000. Lori Tetrault seconded the motion. The motion passed unanimously.*

## **NEW BUSINESS – None**

## **OLD BUSINESS –**

- a. **Annual Meeting** – Eileen reported she had reached out and confirmed speakers for the Annual Meeting. April's member meeting aims to provide members with as much information as possible to be safe and protect their properties from feral pigs.
- b. **Draft Agenda** – *Jeff Sargent moved to approve the Draft Agenda. Kathy Klawitter seconded. The motion passed unanimously.*
- c. **Tellers Committee** – Jeff Sargent and Jefe Kraybill

**Adjournment – 7:50 P.M.**



Lori Tetrault, Secretary



Date

