

HAWAIIAN SHORES COMMUNITY ASSOCIATION MINUTES OF THE BOARD OF DIRECTORS MEETING MARCH 20, 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 6:03 P.M.

Directors present: Eileen O'Hara, Kathy Klawitter, Jeff Sargent, and Lori Tetrault. On Zoom: Kathy Morgan. Also, in attendance are Barbara Barr, Accounting Associate, S'mon Gago, Office Manager and Tim Manning, Maintenance Foreman.

Directors Absent: Mike Tompkins, and Jeffrey Kraybill

ANNOUNCEMENTS – None

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

APPROVAL OF MINUTES

Jeff Sargent moved to approve the February 21, 2024, Board of Directors meeting minutes. Kathy Klawitter seconded the motion. The motion passed unanimously.

WRITTEN COMMUNICATIONS – None

STATEMENTS OR CONCERNS FROM DIRECTORS – None

REPORTS

Office Manager Report- S'mon reported that the Crew will be retesting for their DSO Grade 1 on April 3, 2024. All ballots went out on time. Judy Haydusko was informed to move forward with the Meters & Lateral Valve replacement loan. The Legal Women Voters are counting the ballots April 19th. Good Neighbor of the Month Nomination is Edley Rondinone.

Maintenance Foreman Report – Tim Manning reported that regular maintenance continues and is on schedule, all equipment is running. 3 more fire hydrants and a 4-way have been replaced. A 4x4x10 was pulled from the lateral on the 4-way. Can only assume it has been in the lateral since the system was installed about 50 years ago. The well pump went offline again Friday March 15th, due to loss of power. At the afternoon reading the tank was below the norm. Sometime during the day, most likely when power came on, it knocked out another hundred-dollar fuse and tripped the breaker. It's going to cost around \$7,800. to put in two gates and get gravel at Maikoiko park.

Accounting Report: Barbara Barr reported there are 56,000.00 in assessment and 29,000.00 in water charges. 11 property sales reported in February and 22 properties are in escrow. There were 7 pavilion bookings in February and 2 owners that paid their \$700 Infrastructure impact fees.

Financial Report – Barbara Barr reported Cash is \$384,324.93 Investments are \$963,354.89, long long-term Liability is \$2.57 million this will include the DWSRF Loan until it is forgiven. Assessment collection is at budget for the year. Collections are 3% ahead of last year. Second notices for the 2024 Assessment will go out this month and liens will be applied to delinquent accounts in April. Water is under budget by 10%, but payments are 6% above the previous year. New water service connections are up 250%. Escrow fees are above budget by 2%. Guest fees are down for the month due to the weather and the short month. Interest and Investment income are over budget. Total income is at budget. Payroll is 5% under budget. Most of the monthly expenses are running at 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 below budget by 4% and Net Income is running 5% over budget after adjustment for the mower expense.

CEAC REPORT – Kathy Klawitter reported Watercolor classes, Karaoke, Trivia night and Bingo are doing well. Game night was slow. Suzan will confirm what is needed for the HSCA Annual Board Meeting is in April. Donuts may be ordered from Safeway.

DRC REPORT – Barbara Barr reported David and Edla Bushman requested a Variance for a Shed/Garage on lot 1306 Moi st. The DRC recommend that the board grant the variance for the Shed/Garage. Lot 304 on Heepali had Step One approved, and for Lot 291 on Heepali Step One was approved with the condition that the generator backup for the off-grid solar power conforms to the CC&R's.

Jeff Sargent moved to grant the Bushman Variance for the Shed/Garage lot 1306 on Moi st. Kathy Klawitter seconded the motion. The motion passed unanimously.

ERC REPORT- Barbara Barr reported Reginal Prasad on Papio st. will be requesting an extension from the DRC and plans to start building in February of 2024. The ERC waived fines Lot 480 on Ina St., and Lot 711 on Anae St. because violation was resolved. Lot 1599 on Opae St. has been reported to the County of Hawaii for unpermitted construction and set back encroachment. The ERC recommending the board consider adopting the New Language to the STEP 4 to the Fine Procedures.

Lori Tetrault moved to adopt the New Language for Step 4 of the ERC rules. Kathy Morgan seconded the motion. The motion passed unanimously.

P&F REPORT – Jeff Sargent reported the first order of business was to confirm the Board approval of the Maikoiko park improvement and purchase of the Honu park playground. The Maikoiko walk-through went well. The committee recommended to the Board to add John Holub to the Park and Facilities Committee. The committee revised a proposal from EPI for a structural review to determine if any of the metal horizontal/vertical supports in the back of the stables could be removed. The proposal was referred to the Board.

Jeff Sargent moved to approve John Holub joining the Park and Facilities Committee. Eileen O'Hara seconded the motion. The motion passed unanimously.

Jeff Sargent moved to approve the EPI Quote. Lori Tetrault seconded the motion. The motion passed unanimously.

Eileen O'Hara moved to approve the Email vote for Joe's work on Papio Park trimming Lau Hala tree. Lori Tetrault seconded the motion. The motion passed unanimously.

NEW BUSINESS –

- a. **Talk Story with Dr. Kimo Alameda wave Community Center rental fee.**

Lori Tetrault moved to approve waving the Community Center rental fee for Talk story with Dr. Kimo Alaeda. Kathy Klawitter seconded the motion. The motion passed unanimously.

OLD BUSINESS –

- a. Annual Meeting –
 - i. Speakers - Eileen confirmed some.
 - ii. Meeting Hospitality – CEAC is working on it.

Adjournment – 7:03 P.M.

Lori Tetrault

Lori Tetrault

4-17-24

Date

