

HAWAIIAN SHORES COMMUNITY ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 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 6:05 P.M.

Directors present: Eileen O'Hara, Kathy Klawitter, Jeff Sargent, Jeffrey Kraybill, Mike Tompkins, Vladimir Vorobets, Kathy Morgan, Polly Quigley, and Lori Tetrault. Also in attendance are Office Manager; S'mon Gago, Accounting Associate; Barbara Barr, Maintenance Foreman; Tim Manning.

On Zoom: Irene Grace

Member-

ANNOUNCEMENTS – None

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

APPROVAL OF MINUTES

Jeffrey Kraybill moved to approve the June 19, 2024, Board of Directors meeting minutes. Kathy Morgan seconded the motion. The motion passed unanimously.

WRITTEN COMMUNICATIONS –

- a. Change to Community Center Rules:

Jeff Sargent moved not to change the community center rules. Polly Quigley seconded the motion, with seven approving, one opposed, and one abstaining. The motion passed unanimously.

- b. Lot 1471 Waiver of Fines:

Jeffrey Kraybill moved to approve the waving fines against Lot 1471. Jeff Sargent seconded the motion. The motion passed unanimously.

STATEMENTS OR CONCERNS FROM DIRECTORS –

- a. Kathy Klawitter expressed concerns about an association member who spotted the HSCA mini excavator in the Hawaiian Beaches area. The member sent photos and informed Kathy that the weekend park attendant operated it. The Board reiterated the policy: Employees are insured to use HSCA equipment and allowed to use it on their own time if they are trained and approved by the Board President.

REPORTS

Office Manager Report: S'mon reported the RCAC is holding a DSO class next Monday at HAVO. The crew and S'mon will be attending. The exam is next Tuesday. Khyme will assist Tim while we are in class and taking the exam. Terminix is inspecting the Honu bathrooms on Wednesday, July 17th, 2024. The water loss audit validation call was rescheduled to July 24, 2024. Barbara will be out of the office next Friday, July 26, 2024. The office windows need to be replaced. S'mon is working on getting estimates. CWRM is hosting a water audit training workshop on August 22nd. Tim, Barbara, and S'mon are attending. The new playground should be here by mid-October. Good Neighbor of the Month: Wah Yick Ohana.

Maintenance Foreman Report: Tim Manning reported that all equipment has been maintained and is working. The crew is working on catching up on mowing. The cane grass has been poisoned because our equipment cannot cut it; the crew will cut it as soon as it dies. Tim asked for clarification on who is responsible for setting up CEAC activations. We are still waiting for the well pump to be installed, which should be July 19, 2024, or the following week.

Accounting Report: Barbara Barr reported that she will be out of the office for two weeks from December 3, 2024, due to knee surgery. Assessments are still coming in due to property sales. Water charges are going up due to the meters being replaced. 8 property sales were recorded in June, and 17 properties are in escrow. Guest fees are going up.

Financial Report – Jeffrey Kraybill reported Cash is \$335,153.41, Investments is \$852,329.79, Total Cash/Investment is 1,187,483, and Long-term Liability is \$2.51 million this will include the DWSRF Loan until it is forgiven. Assessment collection is 1% above budget for the year. Collections are 4% ahead of last year. The 2024 Assessment second notices response has been good. Water is under budget by 3%, but payments are 11% above the previous year. The water deficit is correcting itself as we replace the broken water meters. New water service connections are up 60%. Escrow and infrastructure impact fees are 11% above budget and 20% above budget, respectively. Guest fees are down for the month but have increased by 17% over

the last month. Pool attendance has picked up. Interest and Investment income are over budget. Total income is 4% above budget. Payroll is 3% over budget due to the well pump repair. Most of the monthly expenses are running at budget at this time of the year. Repair & Maintenance expenses include the new mower, the playground, and the costs associated with the well pump repair. To date, we have transferred \$93,000 from the Edward Jones Emergency Reserve and \$30,000 from Edward Jones Parks Reserve Fund to reimburse the Operating Fund for the mower and well pump repair expenditures. Total expenses are within budget, and net income is 10% above budget after adjustment for these expenses.

CEAC REPORT: Kathy Klawitter reported that watercolor, Karaoke, Trivia night, and Bingo are doing well. On August 30, we will be having a dance party at the stables. Party in the Park will be at Honu Park on September 29th. We are looking into a bouncy house and food. Edley Rondinone is on CEAC.

Action Item: *Kathy Klawitter moved that the crew set up for Bingo. Jeff Sargent seconded the motion. Motion dismissed.*

DRC REPORT: Jeffery Kraybill reported Step One for Lot 1337 on Moi St. has been approved. Step Two for Lot 945 and 951 on Maiko St. and Lot 1589 on Opae St. have been approved.

NEW BUSINESS –

- a. AA Computer quote -

Kathy Klawitter moved to approve the AA Computer Quote. Lori Tetrault seconded the motion. The motion passed unanimously.

- b. 990 –

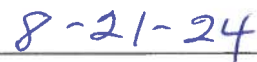
Jeff Sargent moved to approve the 990 Income Tax Return Form. Jeffrey Kraybill seconded the motion. The motion passed unanimously.

OLD BUSINESS – None

Adjournment – 7:38 P.M.



Lori Tetrault, Secretary



Date