

HAWAIIAN SHORES COMMUNITY ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

APRIL 19, 2023

The regular meeting of the Board of Directors of Hawaiian Shores Community Association (HSCA) was held at the Stables. A quorum was established. Eileen O’Hara, President, presided. The meeting was called to order at 5:00 PM.

Directors present: Eileen O’Hara, Dawn Hurwitz, Peter Quigley, Jeffrey Kraybill, Jeff Sargent, Jenny Smith, Kathy Klawitter and Eva Caperon attended via Zoom. Also in attendance: Barbara Barr, Accounting Associate and Tim Manning, Maintenance Foreman.

Directors absent: Kathy Morgan.

ANNOUNCEMENTS – None

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

APPROVAL OF MINUTES – March 15, 2023

Dawn Hurwitz moved to approve the March 15, 2023 meeting minutes as amended by correcting misspelled names. Kathy Klawitter seconded the motion. The motion passed unanimously.

WRITTEN COMMUNICATIONS - None

STATEMENTS OR CONCERNS FROM DIRECTORS

Peter Quigley remarked that a good point was brought up at the Members Meeting about whether or not there is a correlation between park improvements and assessments.

REPORTS

Office Manager Report – George, Kalani and Keoki passed the Pool Operator exam, Honu Park has been busy on the weekends, contacted KSBE Land Manager regarding the Nahawele Street gate, there are now 2 locks on the chain, looking into changing the stables chairs to padded folding chairs to free up space in the storage room, there was some feedback from members about the annual meeting; it was hard to hear on Zoom, pens and paper for questions/suggestions, more refreshments.

Maintenance Foreman Report – Tim Manning reported the inventory list for the CCC plan is being corrected, board needs to vote on Cross Connection Control Ordinance, Chemical Shack is completed, Tim will be gone for the entire month of May, Tim recommends all employees

attend the Annual Members Meetings, floor cleaning machine engine burned out, need to inject treatment for termites at the stables the next time it is tented, will be repairing the toilet in the men's room.

Accounting Associate Report – Barbara Barr reported still collecting assessments, collected from (1) foreclosure, 9 property sales, 32 opened a dozen closed, 65 accounts on payment plan, 4 open foreclosures, 3 sold at county tax auction.

Financial Report – Jeffrey Kraybill reported Cash is \$389,455.59, Investments are \$1,026,232 Long term Liability \$2.5 M. Assessment collection is below budget by 2%, water is at budget, up from previous year by 14%, escrow fees above budget by 13%, Infrastructure Impact fees above budget by 40%, guest fees below by 24%, investment income at budget, payroll above budget by 5%, utilities are under budget, maintenance increase due to purchase of truck tires, increase in office expense due to printing, mailing and trainings, total expense up by 6%, net income running 7% below budget.

CEAC Report – Dawn Hurwitz reported Trivia Night started, organized refreshments for Annual Members Meeting, Bingo doing good, paying for itself, Swap Meet, Book and Puzzle Exchange each doing good, BYO Picnic in June, Coffee Hour in November, Staff Party in December. Next meeting May 4, 2023 12:30 pm.

DRC – Peter Quigley reported 2 proposal were submitted, 1 Step One approved. 1 Step 2, need to include outdoor lighting plan.

ITOP – Jenny Smith reported they are preparing for Annual Member Meeting, got to see progress Kai is making, next meeting is May 10, 2023.

OLD BUSINESS— None

NEW BUSINESS

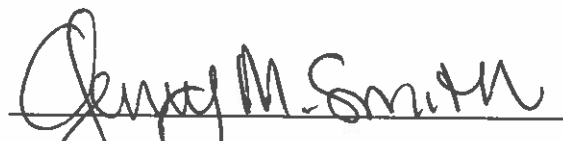
- a. Board Committees

Jeffrey Kraybill will serve on DRC, Eva Caperon will serve on ERC.

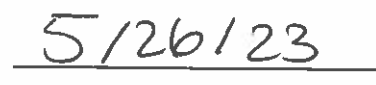
- b. Xerox Lease

Jenny Smith moved to approve lease for new Xerox machine. Jeffrey Kraybill seconded the motion. The motion passed unanimously.

ADJOURNMENT – 5:55 P.M.



Jenny Smith, Secretary



Date