

HAWAIIAN SHORES COMMUNITY ASSOCIATION MINUTES OF THE BOARD OF DIRECTORS MEETING

September 20, 2023

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 6:06 P.M.

Directors present: Eileen O'Hara, Kathy Klawitter, Jeff Sargent, Jenny Smith, Jeffrey Kraybill, Eva Caperon and Peter Quigley. Also in attendance are Barbara Barr, Accounting Associate, S'mon Gago, Office Manager and Tim Manning, Maintenance Foreman.

Directors on Zoom: Kathy Morgan

Members present: Genevieve Armanini, Kim Gibbons, Karin Adams, Jill Bailey, Suzan Thomson, Steve Bailey and Edley Rondinone.

ANNOUNCEMENTS –

Halloween Dance coming up on October 28, 2023

COMMENTS ON AGENDA ITEMS BY MEMBERS – 3 MIN. LIMIT –

Genevieve Armanini, Kim Gibbons, Jill Bailey, Suzan Thomson and Steve Bailey spoke about improving the Stables and Honu Park Tennis Court.

- a. Paving back of stables.
- b. Pickle ball concrete pad for back of stables or Honu park tennis court.
- c. Restroom renovation.

Steve Bailey reported the Park Master Plan is out for review by the board.

APPROVAL OF MINUTES

Jeffrey Kraybill moved to approve the July 19, 2023, Board of Directors meeting minutes with correction of boards to board. Kathy Klawitter seconded the motion. The motion passed unanimously.

WRITTEN COMMUNICATIONS –

Dawn Hurwitz and Jenny Smith Board Resignations. The Board and Staff thank them for their service.

- a. Noise Nuisance - Dylan Garrison communicated concerns of excessive dog barking.

Office staff will be including Noise Nuisance in the News Letter.

b. Stables Improvements –

Edley Rondinone communicated on removing non-structural horizontal metal beams, painting beams, and cementing the back of the stables.

c. Trivial Pursuit - Peter Easterling communicated on making the trivia questions more local.

Board deferred the matter to CEAC.

STATEMENTS OR CONCERNS FROM DIRECTORS –

No ITOP Directors -

REPORTS

Office Manager Report- S'mon Gago reported that Terminix treated the office. HRWA is hosting a free DSO exam in Waikoloa. Kalani, Christopher, George and S'mon are attending the classes which are Monday – Wednesday, October 16 – 18 9 AM – 3:30 PM, and the DOS exam is Thursday October 19, 2023. Office received the first order of 440 radio transmitters from Sensus; they still have a backlog of orders and yet to confirm shipping dates for the remaining orders, the office should receive a new Command Link by the end of the week. There are some dead palm trees on Honu Street easement and Honu Park: the crew is asking if we could remove them because it makes mowing, and weed whacking easier. The office ordered new chairs and carts to hold the chairs for the Stables. We need to get rid of the old chairs before we move the new ones in. The maintenance crew flagged 10 properties. Good Neighbor of the Month Nomination Suggestion: Steve Bailey

Maintenance Foreman Report – Tim Manning reported all equipment is running, however the older grasshopper can't make it through a single mowing of the subdivision. The pool was drained half way and refilled with fresh water to lower the CYA. The deck was also repainted with higher quality paint and the broken pool pump was replaced. The pool was closed due to a meager algae bloom and will reopen on Friday September 22, 2023. The backup diesel generator is run on full power once a month to keep it maintained, a licensed mechanic expects it once a year and the diesel tank is topped off to ensure we always have a full tank. Two fire hydrants on Ahi St. have been installed in August. In August a quill split at the water yard and was replaced. Our command link failed, a new one was ordered in August and should be in on Wednesday September 27, 2023. In September there was a lateral line leak on Kumu St. that has been fixed and several meters have been replaced. The playground equipment is not safe and needs to be removed. The stables gate fell apart and to repair it correctly they will need to use a welder but need to order a generator that will support the welder.

Jenny Smith moved to approve the removal of the playground equipment. Jeffrey Kraybill Seconded the motion. The motion passed unanimously.

Peter Quigley moved to approve the purchase of the Honda EB500X at \$3,500. Jeff Sargent Seconded the motion. The motion passed unanimously.

Accounting: Barbara Barr reported Assessments payments are still coming. 7 property sales recorded in August and 17 properties in escrow. The community center has full bookings and more people want to book.

DRC Report – Peter Quigley reported 2 Step One applications were approved and 2 Step Two applications were also approved.

ERC Report – ERC met August 22, 2023 and are requesting that Liens be applied to the properties that are fully fined.

Jeff Sargent moved to approve applying Liens to properties that are fully fined. Peter Quigley Seconded the motion. The motion passed unanimously.

CEAC REPORT – Kathy Klawitter reported due to lack on interest for Book and Puzzle Swap we will include Book and Puzzle Swap at Game and Trivia night. Game night has a banner now to attract more people. Nikki is taking over the Bingo cash box. The tack room small closet will be cleaned out and used to hold equipment.

Financial Report – Jeffrey Kraybill reported Cash is \$337,585.06, Investments are \$948,241.58, long term Liability 2.53 million this will include the DWSRF Loan until it is forgiven. Assessment collection is 3% below budget. Water is 1% below budget and is up from the previous year by 7%. New water service connections are up 133%. Escrow fees are above budget by 14%. Infrastructure Impact Fees are above budget by 88%. Guest fees are only 5% below budget and are picking up and are above last year's level by 82% Interest and Investment income are over budget and up by 478% from last year. Total income is above budget by 2%. Payroll is at budget. With the exception of Utilities which are under budget by 18%, most of the monthly expenses are running above budget. Prices for goods and services are having an impact our budget. The office staff and Crew are trying their best to economize and price shop to hold down expenses. We have been able to reduce expenses by 16% over the past two months. Total expense is up by 5% and Net Income is running 8% below budget after adjustment for expenses reimbursed by the reserve funds which were originally paid out of the operating budget.

Draft 2024 Budget – Barbara Barr Presented the FY2024 Budget to the board and the board will review the budget and finalize it at the next meeting.

OLD BUSINESS –

Confirmation of Email Vote:

- a. Extending the pool hours for September 2023.

Eileen O'Hara moved to approve the Park hours for September 2023. Jenny Smith seconded the motion. The motion passed unanimously

- b. Aqua Tap purchase of \$1364.25.

Eileen O'Hara moved to approve the purchase of the Aqua Tap of \$1,364.25. Jeff Sargent seconded the motion. The motion passed unanimously.

NEW BUSINESS -

a. Assessment Rates –

The board decided not to change the Annual Assessment, it will remain at \$425.00 for FY2024.

b. Water Rates -

Eva Caperon moved to approve the Water Usage Rate to increase from \$4.00 to \$6.00 per 1000 gallons while keeping the base rate at \$35.00. Peter Quigley seconded the motion. The motion passed unanimously.

c. Long Limbs Quote –

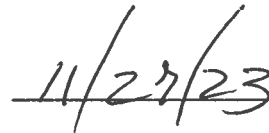
Received a quote to cut down one 50 foot gunpowder tree and several miscellaneous trees on our Right of Way by Lot 666 located on the corner of Kumu and Kahala streets with green waste hauled off site and stumps poisoned.

Peter Quigley moved to approve the Long Limbs Quote of 1,989.53. Eva Caperon seconded the motion. The motion passed unanimously.

Adjournment – 8.00 P.M.



Eileen O'Hara, President



Date