

# **HAWAIIAN SHORES COMMUNITY ASSOCIATION MINUTES OF THE BOARD OF DIRECTORS MEETING JANUARY 18, 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 6:11 PM.

Directors present: Eileen O’Hara, Jeffrey Kraybill, Dawn Hurwitz, Tom Cumming, Peter Quigley, Jeff Sargent, Jenny Smith and Kathy Morgan. Also in attendance: Barbara Barr, Accounting Associate and S’mon Gago, Office Manager.

Directors absent: Kathy Klawitter

Members present: Mr. and Mrs. Steiner and Don Paulett.

## **ANNOUNCEMENTS – None**

## **COMMENTS ON AGENDA ITEMS BY MEMBERS – 3 MINUTES LIMIT**

Mr. Steiner and Mrs. Steiner spoke about the “Steiner Communication” to be discussed later on the agenda. Don Paulet spoke about maintenance at Papio Park and preserving “ocean views” at Papio Park.

## **APPROVAL OF MINUTES – DECEMBER 21, 2022**

*Kathy Morgan made a motion to approve the December 21, 2022 meeting minutes. Jeffrey Kraybill seconded the motion. The motion passed unanimously.*

## **WRITTEN COMMUNICATIONS**

### **a. Steiner Communication – November 16 minutes**

Mrs. Steiner reported that she felt there were violations at the November 16, 2022 board meeting and that they were not reflected in the November 16, 2022 meeting minutes. Furthermore, Mrs. Steiner testified a motion/vote to remove her from the Parks Committee was also missing from the minutes. Eileen O’Hara explained that the matter was appropriately discussed in Executive Session.

Mr. Steiner also testified about abuses he alleges occurred at the November 16, 2022 meeting. He also testified that he distributed information to the board regarding percentages of “view of the ocean” residents actually have and how the overgrowth is reducing values of properties, that was disregarded.

Don Poullet testified in support of Mr. Steiner's testimony.

Eileen O'Hara addressed the Steiner's concerns with the November 16, 2022 meeting minutes assuring the Steiner's that the Board Secretary will review the minutes and the audio recording and recommend any changes needed. She also explained that the discussion regarding membership on Committees was undertaken in the boards' Executive Session as required, to protect personal information.

## **STATEMENTS OR CONCERNS FROM DIRECTORS**

Eileen O'Hara requested all communications for placement on the Board Meeting Agendas is due on the Friday before the meeting to allow staff enough time to prepare the meeting materials and agenda. This is also required by Committees if they want their reports to be placed on the agenda, if no committee report is received the Committee will not be placed on the meeting agenda.

## **REPORTS**

Office Manager Report – S'mon Gago reported the DSO exam retake is next Tuesday, Bessie Lee offered to volunteer to assist with water projects as she is trying for her DSO and needs to get more water hours, getting more reservations for the stables, Good Neighbor of Month nominee is Long Limbs Tree Service, 3 properties were flagged for land clearing/construction/tree work.

Maintenance Foreman Report – S'mon Gago reported there was a pin break on the excavator, had a spare and replaced it, the rest of the equipment is maintained and running, still working on the Cross Control Connection Program, subdivision maintenance is on schedule, begin mowing on Tuesday, working out issues with procuring pool chemicals, will begin flushing the distribution system on February 1<sup>st</sup>, will take 7 to 10 business days, interruption may occur.

Accounting Associate Report – Barbara Barr reported; assessments are still being paid, and water charges are standard. We have an 11% past-due rate for the 2022 assessment. There were 7 property sales in December, but we see a slowdown.

Financial Report - Jeffrey Kraybill reported Cash is \$281,187.08, Investments are \$979,814.78, Long term Liability \$2.48 Million. Assessment collection is above budget by 24%, water is slightly below budget by 4%, but up from previous year by 3%, Esc, water at budget and up from previous year by 11%, escrow fees above budget with a 20% increase down from last year when property sales were strong, infrastructure impact fees at budget and down from last year, Interest and Investment income still showing gains this year over last year's numbers, total income above budget by 16%, payroll below budget by 2%, previous year comparison for payroll up due to addition of a crew member, maintenance increase due to upgrades to warehouse roof and doors, increase in training was due to CPO certifications and DSO classes for staff, net income up by 36%.

DRC Report – Tom Cumming reported 1 plan was submitted and approved for Step One.

CEAC Report – people are showing up to Bingo. Kathy & Cindy will run the Book & Puzzle exchange table at the Swapmeet. The employee luncheon went well. CEAC is hosting a coffee hour at 7-8:30 PM at the stables on February 22 to meet new members & recruit more committee members. In May & June, we propose a games night during the same timeframe; 7 PM - 8:30 PM. In July, we propose to have a potluck in the park with a dessert contest, and we hope to have the recipe club involved too.

ITOP Report – Tom Cumming reported there was a miscommunication with the web designer regarding the contract, not completed yet.

FACC Report – Jeff Sargent reported there was no meeting, DLNR had their meeting and Increasing Hunting in the Nanawale Forrest and Increases the bag limits were on the meeting agenda. Eileen O’Hara sent in written testimony and Jeff Sargent provided testimony via zoom.

*Peter Quigley moved to approve sending a reminder to the membership regarding Feral Animals policies that exist in the CC&R’s. Kathy Morgan seconded the motion. The motion passed unanimously.*

**Action Item:** Staff will draft a reminder to be emailed to HSCA members regarding the CC&R’s and “Feral Animals”.

## **OLD BUSINESS**

- a. Annual Meeting Preparation – LWV, Set Recordation date, Speakers

Barbara Barr to speak with LWV regarding Recordation date.

Recommendations for speakers/topics included:

Native Hawaiian Forests/Hawaiiana, Simple Hawaiian Language Lessons, Michael Woods, History of the place

- b. Lot 1032 Estimates

Action on this item was postponed to allow for the submittal of additional estimates.

**NEW BUSINESS** – None

**ADJOURNMENT** – 7:35 P.M.

Jenny M. Smith  
Jenny Smith, Secretary

3/15/23  
Date