

# **HAWAIIAN SHORES COMMUNITY ASSOCIATION**

## **MINUTES OF THE BOARD OF DIRECTORS MEETING**

### **May 17, 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 5:08 P.M.

Directors present: Eileen O’Hara, Kathy Klawitter, Jenny Smith, Dawn Hurwitz, Peter Quigley, Jeffrey Kraybill, Jeff Sargent, Kathy Morgan. Also in attendance are Barbara Barr, Accounting Associate, and Madonna Hoomanawanui, Office Assistant.

Directors absent: Eva Caperon.

Members present: Douglas Hoomanawanui, Tom Cumming.

#### **ANNOUNCEMENTS – None**

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

#### **APPROVAL OF MINUTES**

*Dawn Hurwitz moved to approve April 19, 2023, meeting minutes with the correction of the word “weather” to “whether” and “that being” to “about”. Kathy Klawitter seconded the motion. The motion passed unanimously.*

#### **WRITTEN COMMUNICATIONS –**

- a. Survey Email – Eileen communicated with the member to answer her questions.
- b. Street Marking Email – Eileen and Steve Bailey both emailed the member to answer her questions.
- c. ATV Noise on Anae – The board discussed the situation and determined that this is a Police Matter.
- d. Keonepoko Overflow Parking –

*Dawn Hurwitz moved to approve the Keonepoko Overflow parking as long as they have a parking attendant. Kathy Klawitter seconded the motion. The motion passed unanimously.*

#### **STATEMENTS OR CONCERNS FROM DIRECTORS**

Kathy Morgan expressed concern about the pool deck being too hot due to the color of the deck and that there were black spots showing through the paint. Office staff will inform Tim Manning.

## **REPORTS**

**Office Manager Report-** Barbara Barr reported that the park surveys comment period will be open until the end of May. DWSRF accepted the letter from Xylem stating there were no Chinese parts in their transceivers, so 440 transceivers were ordered. We finally received reimbursement for the hydrants so that we can proceed with the hydrant order. Staff is scheduled for CPR/First Aid on June 05, 2023. Four violation cases were closed, and no cases were opened in April. The Silverado tailgate will be repaired on May 30, 2023. Veterans Termite inspected the Stables on April 27, 2023; they recommended tenting again. Good neighbor nominations: Men of Pa'a, Kahakai Neighborhood Watch, Steve Bailey, Puna HPD

### **Maintenance Foreman Report – None**

**Accounting:** Barbara Barr reported that assessments are still coming in. 12 property sales were recorded in April. 24 properties are in escrow. Pavilion bookings were up in April. The Community Center has Yoga, Zumba, Watercolor, Creative Writing, Spay & Neuter Clinic, Bingo, and the Swap meet.

**Financial Report –** Jeffrey Kraybill reported Cash is \$202,928.57, Investments are \$1,027,526.62, Long term Liability 2.44 million. Assessment collection is above budget by 1% and is at the same level as this time last year. Water is below budget and by 1% but is up from the previous year by 9%. New water service connections are up 125%. Escrow fees are above budget by 18%. Infrastructure Impact Fees are above budget by 33%. Guest fees are below budget by 20%. Interest and Investment income are over budget and showing a gain over last year's numbers. Total income is above budget by 3%. Payroll is above budget by 4%. Utilities are under budget by 14%, most of the monthly expenses are running above budget, and until the inflation rate comes down, prices for goods will remain high and will impact our budget. Total expense is up by 14%, and Net Income is running 14% below budget. Five projects have been completed. The Chemical Shack, with a \$6,500.00 budget approved in May 2021, was over budget by \$1,441. The pool upgrade with a \$15,000.00 budget approved in October 2022 is currently over budget by \$10,852.

### **Action Item:**

- a. Water Reserve Fund \$7941.00 for the Chemical Shack
- b. Park and Facilities Fund \$75821.00 for the warehouse roof and doors, the pool upgrades, and the demolition of the Maikoiko pavilion.

*Kathy Morgen moved to approve the reimbursement of the operating fund from the Water Reserve Fund of \$7941.00 for the Chemical Shack. Jeffrey Kraybill seconded the motion. The motion passed unanimously.*

*Dawn Hurwitz moved to approve the reimbursement to the operating fund from the Park and facilities Fund \$75821.00. Jeffrey Kraybill seconded the motion. The motion passed unanimously.*

**CEAC REPORT** – Dawn Hurwitz reported that Trivia Night is a success and will be held every other month. The CEAC will be using its \$1500 budget fund to run Trivia Night until next year. Bingo's fund Balance is \$457.00. Picnic in the park is scheduled for Sunday, June 18, 2023.

**DRC REPORT** - Peter Quigley reported they had Six plans to review. Four Step One applications were approved. And two Step Two applications were approved.

**ITOP REPOT** – Jenny Smith reported that they approved the minutes from the last two monthly meetings. Progress on the HSCA website is looking good. Would like to keep Kai on a retainer for an hour a month to help with some of the administrative burden of the website.

## **OLD BUSINESS –**

- a. Board Committee appointments.

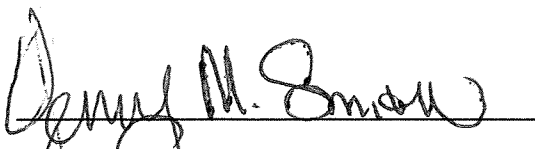
*Dawn Hurwitz moved to approve the Board and Committee roster with changes or removal of Raquel Glassman from CEAC and changes to Board Member, adding Eva Caperon and removing Tom Cummings from the board member list and adding the word Member next to Tom Cumming for Committee and ITOP. Kathy Klawitter seconded the motion. The motion passed unanimously.*

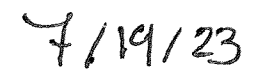
## **NEW BUSINESS –**

- a. Request Acupuncture at the Stables by Jarica Barr.

The item was tabled, and the Board requested that Jarica Barr be invited to give a detailed presentation at the next meeting.

**Adjournment – 6.07 P.M.**

  
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Jenny Smith, Secretary

  
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Date