

HAWAIIAN SHORES COMMUNITY ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

June 21, 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 5:06 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, S'mon Gago, Office Manager, and Tim Manning, Maintenance Foreman.

Directors absent: Dawn Hurwitz and Eva Caperon.

Members present: Dan Kotyk

ANNOUNCEMENTS – None

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

APPROVAL OF MINUTES

Approval of the Minutes was deferred to the next meeting.

WRITTEN COMMUNICATIONS –

a. Finance Charge Waiver –

The new owner of lot 800 asked the Board to waive the finance charges of \$1117.59 and the Line fee of \$ 150.00. He has paid the past-due Assessment fees and will be clearing the property of Albizias.

Jeffrey Kraybill moved to approve waiving the finance charges, DRC letter, and Lien fee. Kathy Morgan seconded the motion. The motion passed unanimously.

b. Water Aerobic Schedule – The board discussed and moved to twenty-five max in aerobics, change lap swimming times to 8:30 – 9:30 A.M. Office will be handling sign-in and Making punch cards for paying guests.

c. Zumba Request –

The Zumba instructor asked the Board if he could teach a Monday class from 4:30 P.M. – 5:30 P.M.

Jeffrey Kraybill moved to approve allowing Zumba to hold classes on Mondays. Jenny Smith seconded the motion. The motion passed unanimously.

STATEMENTS OR CONCERNS FROM DIRECTORS

Jeffrey Kraybill expressed concern about the weekend park staff not having access to a refrigerator or a microwave for their lunch. The office is looking into building a new shack and putting electricity in.

REPORTS

Office Manager Report- S'mon Gago reported that the New Xerox will be on June 26th. Staff received their SPR Certifications. Park survey responses were turned over to the Park and Facilities Chairman. 440 transceivers were ordered. The fourth of July office is a paid holiday for staff, but the Pool and Park will remain open. Good Neighbor nominations: Kahakai Neighborhood Watch was chosen for July.

Maintenance Foreman Report – Tim Manning reported that all equipment is running. The swimming pool must be drained partially and refilled to level the pool chemistry. Work to repair the Pool Drainpipe has started. The pool deck will be repainted. The hydrant on Aama Street is scheduled to be replaced. Copper and Lead rules regulations require a physical inspection of all meters and service lines.

Accounting Associate Report: Barbara Barr reported that 10 property sales were recorded in May and 15 properties in escrow. Assessments and water payments are still coming in. There were 10 Pavilion bookings in May. The Community Center has Yoga, Zumba, Watercolor, Creative Writing, Spay & Neuter Clinic, Bingo, and the Swap meet. Right of Way money was collected.

Financial Report – Jeffrey Kraybill reported Cash is \$341,024.27, Investments are \$1,027,504.77, long term Liability 2.55 million. Assessment collection is at and is at the same level as this time last year. Water is at and is up from the previous year by 12%. New water service connections are up 125%. Escrow fees are above budget by 20%. Infrastructure Impact Fees are above budget by 71%. Guest fees are below budget by 15%, and are above last year's level 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 2%. Utilities are under budget by 15%, 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 9%, and Net Income is running 10% below budget.

CEAC REPORT – Kathy Klawitter reported that Bingo had 21 people and is doing well. Picnic in the park is rescheduled for September 17, 2023 and might turn in to a fall dance instead. CEAC is thinking of doing a game night in July on Friday's. Trivia night will be the last Wednesday of every month. Bingo fund balance is \$428.00.

DRC REPORT - Peter Quigley reported they had three plans to review. All were Step Two applications and all were approved.

PARK AND FACILITIES REPORT- Eileen O'Hara reported BOD and Park and Facilities had scheduled a volunteer Day at Papio Park on July 2, 2023; they will only be pulling weeds and clearing debris.

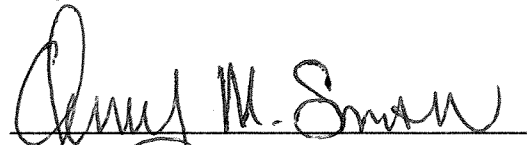
OLD BUSINESS – None

NEW BUSINESS –

- a. Update Water Rules:
HSCA water rules were updated to include the new Cross Connection Back Flow Ordinance

Peter Quigley moved to approve the update to the water rules. Kathy Morgan seconded the motion. The motion passed unanimously.

Adjournment – 6.12 P.M.



Jenny Smith, Secretary

7/19/23
Date