

# **HAWAIIAN SHORES COMMUNITY ASSOCIATION**

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

### **July 19, 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 5:10 P.M.

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

Directors on Zoom: Jeff Sargent, Peter Quigley, and Eva Caperon

Directors absent: Dawn Hurwitz

Members present: Tom Ogawa (Zoom)

#### **ANNOUNCEMENTS – None**

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

#### **APPROVAL OF MINUTES**

*Kathy Morgan moved to approve the May 17, 2023, and June 21, 2023, Board of Directors meeting minutes. Jenny Smith seconded the motion. The motion passed unanimously.*

#### **WRITTEN COMMUNICATIONS –**

A & B. Kings, Peters & Aganos- Communication Pool Behavior – The board discussed the situation and directed office staff to send a written communication with the membership rules to Barbara Felt.

C. Santos – Communication on CC&R's – Steve Bailey talked to owner.

D. Fukutomi – Walking HSCA Streets – Eileen will coordinate with the office staff to write a Newsletter to address some neighborhood issues.

E. Aloha Ilio – Stables Request

*Jenny Smith moved to approve Aloha Ilio to use the Stables on 9/30 and 10/21 for a garage sale at no cost. Jeffrey Kraybill seconded the motion. The motion passed unanimously.*

## **STATEMENTS OR CONCERNS FROM DIRECTORS**

Peter expressed concerns about losing revenue to non-profits requesting the rental of the Stables at no cost. The Board of Directors want any non-profit organizations to provide their IRS letter of determination.

Eileen O'Hara expressed concern about the Board Meeting Times and requested to move it to 5:30 P.M.

*Jeffrey Kraybill moved to approve the change of the board meeting time. Kathy Morgan Seconded the motion. The motion passed unanimously.*

## **REPORTS**

**Office Manager Report-** S'mon Gago reported that the New Xerox was installed and works great. She will take her DSO on Wednesday, July 26, 2023, and Chris, Kalani, and George's DSO applications were sent in for the October exam. We will receive one of our filing cabinets on August 4, 2023. A third of the transceivers have been shipped. Terminix inspected the office and waiting for confirmation for spot treatment. Soap-making class starting at the stables in August will be the third Tuesday of every month from 1 P.M. to 4 P.M. Jarica Barr decided to hold off on renting the stables for Acupuncture. The Chlorine Proficiency Testing is scheduled for Friday, September 15. Good Neighbor nominations: Kahakai Neighborhood Watch was chosen for August. The maintenance crew flagged five properties.

**Maintenance Foreman Report –** Tim Manning reported that all equipment is running. The new grasshopper blew a huge hole in the radiator. We purchased one online for \$300. It didn't fit, but Kalani was able to rectify it to fit. All parks and buildings received fire ant treatment. The Mowing is all caught up. The swimming pool still needs to be partially drained and refilled to level the pool chemistry. The pool deck will be repainted. One pool Pump is down and needs to be replaced. R&R Solar Supply has a pool pump for \$1,691.10. We are still installing Hydrants one has been installed on Aama Street. The new signs are coming in and will be put up. Lot numbers need to be repainted, and crack sealing on the roads needs to be done. We need to flush the valves again. Lead & Copper rules revision require all lines that are hooked to a galvanized be replaced at our expense.

*Kathy Morgan moved to approve the Pacific Pipe quote of \$32,076.89. Kathy Klawitter Seconded the motion. The motion passed unanimously.*

*Jeffrey Kraybill moved to approve the Lorentz Pool Pump quote of \$1,691.10. Kathy Morgan Seconded the motion. The motion passed unanimously.*

**Accounting:** Barbara Barr reported Assessments payments are still coming. 11 property sales recorded in June and 12 properties in escrow. There were 11 Pavilion bookings in June at Honu Park. Money was collected from water aerobics, stables rental, yoga & Zumba. There are only two open foreclosures.

**Financial Report –** Jeffrey Kraybill reported Cash is \$306,887.23, Investments are \$1,029,604.55, long term Liability 2.54 million. Assessment collection is 3% below budget. Water is at budget and is up from the previous year by 8%. New water service connections are up 120%. Escrow fees are above budget by 22%. Infrastructure Impact Fees are above budget by 71%. Guest fees are only 5% below budget and are picking up and are above last year's level by 25% Interest and Investment income are over budget and up by 40% from last year. Total income is above budget by 2%. Payroll is at budget. Utilities are under budget by 16%, most of the monthly expenses are running above budget. Prices for goods are having an impact our budget. The office crew is trying their best to economize price shop to hold down expenses. Total expense is up by 10%, and Net Income is running 16% below budget.

**CEAC REPORT –** Kathy Klawitter reported Watercolor class, Bingo and Trivia night are doing well. Swap Meet was cancelled. Kathy proposed that the Book and Puzzle Exchange be un-manned in the future. We will have Game night instead of Trivia night in August. We are planning a Halloween Rock and Roll dance in October.

## **OLD BUSINESS –**

- a. Pressure Washing Honu Park Quotes –

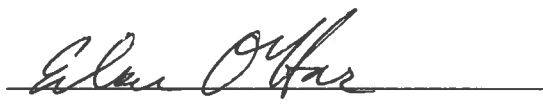
*Kathy Morgan moved to approve Jake's Pressure Wash & Paint quote of 1,000.00 as long as Jake has the correct licensing & insurance and if not then we will go with the Property Wash in Paradise LLC for \$ 1,785.00 quote. Jenny Smith seconded the motion. The motion passed unanimously*

## **NEW BUSINESS –**

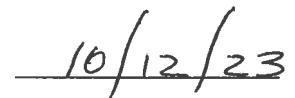
- a. Survey Right of Entry Agreement for Kahakai Blvd -

*Kathy Morgan moved to approve the signing for Survey Right-of-Entry with the County of Hawaii. Jeffrey Kraybill seconded the motion. The motion passed unanimously.*

**Adjournment – 6:35 P.M.**

A handwritten signature in cursive script, appearing to read "Eileen O'Hara", is written over a solid horizontal line.

Eileen O'Hara, President

A handwritten date "10/12/23" is written over a solid horizontal line.

Date