

HAWAIIAN SHORES COMMUNITY ASSOCIATION MINUTES OF THE BOARD OF DIRECTORS MEETING JANUARY 19, 2022

The regular meeting of the Board of Directors of Hawaiian Shores Community Association (HSCA) was held via GoTo Meeting. A quorum was established. Eileen O'Hara, President, presided. The meeting was called to order at 6:00 PM.

Directors present: Eileen O'Hara, President, Dawn Hurwitz, Vice President, Jeffrey Kraybill, Treasurer, Suzan Thompson Forrest, Secretary, Tom Cumming, and Nikki Weingartner. Also in attendance: S'mon Gago, Office Manager, and Tim Manning, Maintenance Foreman.

Directors absent: Kathy Klawitter and Cindy Caldicott

ANNOUNCEMENTS

The HSCA Office is closed, and the board meeting is being held via GoTo Meeting due to a covid outbreak. Avocado virus in the Community Orchard.

APPROVAL OF MINUTES

December 15, 2021, Meeting of the Board of Directors

Dawn Hurwitz moved to approve the December 15, 2021 meeting minutes. Tom Cumming seconded. The motion passed unanimously.

COMMUNICATIONS

Moore & Caldron: communications received regarding feral pigs on private property.

The board is working to develop a policy statement relating to feral pigs and chickens on private property.

Action item: Dawn Hurwitz will work on policy statement, S'mon Gago will respond to the communications explaining that HSCA is not responsible for feral pig removal or management on private property and will provide information on pig removal services in the area.

STATEMENTS OR CONCERNS FROM DIRECTORS

At the request of the board, Tim Manning took an “at home” covid test, which was negative.

REPORTS

Office Manager Report- S’mon Gago reported the clean-up sign-up sheet for this Saturday was sent out and 3 volunteers confirmed their attendance, looking at ordering covid rapid test kits for the staff, floor cleaning at the stables is still scheduled for this weekend because the machines that were ordered have not arrived, Good Neighbor of the Month is Liz Naughton.

Maintenance Foreman Report- Tim Manning reported the Bac T samples for December were completed and the results came back negative, it is time for several water samples that come due once every 3 years. Have scheduled the “ in-house” samples for March 21st, still working on finding an external lab for the others, there is a fee associated with these samples. All equipment is running and being maintained, caught up on mowing after weeks of heavy rain and high winds over the holidays. The Hawaii Rural Water Association has a 2-year apprenticeship program for Distribution System Operators, forms are available in the office. The crew has restored the pig damage at Maikoiko Park and continues to block areas where they get in. Upgrading street sign decision delayed until further discussions with Steve Bailey. The chemical shack decision is delayed until board members attend a site visit of water yard facilities and further discussions with Steve Bailey.

Accounting Associate Report- S’mon Gago reported that one-third of lots have paid assessments and some past due accounts from last year are being paid this year, property sales are up, 20 were recorded in December, and 26 are in escrow. Next month’s water bill will reflect the new rate and we will be averaging accounts with broken meters so water income should go up.

Financial Report- Jeffrey Kraybill reported that cash is \$373,501.17, investments are \$942,646.24, long term liabilities are 2.585 million, assessment collection is above budget by 43%, water slightly below budget by 5%, up 16% from last year, escrow fees and infrastructure impact fees continue an upward trend this Fiscal Year with increases at 380% and 800% total income above budget by 37%, up 15% from the previous year, expenses; payroll below budget by 10%, most expenses at budget, insurance budget only had to be adjusted up by 4% due to an increase in the Directors and Officers Liability Policy, total expenses down 13%, net income up for the start of the year.

DRC Report- Tom Cumming reported that 2 phase 1 plan were approved and await an additional signature from one more DRC committee member.

CEAC Report- Nikki Weingartner reported that the committee met and the discussion topics included: 2022 Chart of Work, Welcome new neighbor/quote and quote each month, Mail chimp Access, Christmas decorations all taken down at the stables. The next meeting is on February 3, 2022.

ITOP- Dawn Hurwitz reported that the following ideas were discussed: Staff email transition, web page, member sign-in to access sensitive information and documents, updating the calendar, developing an introductory/informational video for the website, implementing an online complaint form.

Action item: Dawn Hurwitz will make a mockup of possible future upgrades to the website to make it clearer and more inviting for users to engage. Tom Cumming will create a Member Sign-in page when the website is updated.

Park Report- Eileen O'Hara reported there will be a cleanup at Maikoiko Park this weekend.

OLD BUSINESS

Annual Meeting Preparation: Nomination Committee Report, LWV, Set Recordation Date, Speakers

Dawn Hurwitz moved to set the Recordation Date of January 30, 2022. Jeffrey Kraybill seconded. The motion passed unanimously.

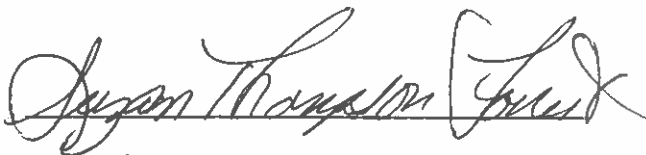
The nomination committee reports that the search for nominees is ongoing and that a minimum of 5 are needed.

Action item: ~~Dawn Hurwitz will post information for nominations on the website.~~ S'mon Gago will contact the League of Women Voters and Eileen O'Hara will contact possible speakers: CPO and Senator Joy San Buenaventura.

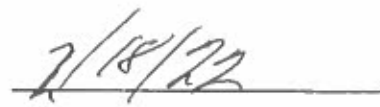
NEW BUSINESS

None

ADJOURNMENT – 7:13 PM.



Suzan Thompson Forrest, Secretary



Date