**Ainaloa Community Association**

**Minutes of Adjourned Annual Meeting held April 3, 2023**

**CALL TO ORDER**

The meeting was called to order at 7:06 p.m. by President Randy Kilhoffer.

**ATTENDANCE**

Board members present: Michael Dodge, Judy Haney, Joyce Harris, Randy Kilhoffer, Wendy Martin, and Michael Pipta. Members absent: Ed Eisermann

Association members present: Kelly M. Baird, Hunter and Colleen Chumbley, Judith Dahl, Tina Eisermann, Steve and Sharon Fizer, Becky Jones, Mark Jones, Katheryn Katada, Stacy Kilhoffer, Steven Krown, Nalani Lee, Ruth Love, Cheryl and Isaac Mahoney, Sharon Pacheco, Frances Ann Stone-Cabael, Daniel Zwayer.

**ESTABLISHMENT OF QUORUM**

The existence of a quorum was confirmed.

**APPROVAL OF MINUTES**

**BE IT RESOLVED** that the minutes of the meeting held on April 4, 2022, be amended to reflect that the 2022-23 budget was approved. Motioned by Michael Dodge, seconded and unanimously approved.

**BE IT RESOLVED** that the minutes of the meeting held on March 6, 2023, be approved as presented. Motioned by Michael Dodge, seconded, and unanimously approved.

**BE IT RESOLVED** that the minutes of the special meeting held on March 20, 2023, be approved as presented. Motioned by Michael Dodge, seconded, and unanimously approved.

**GENERAL DISCUSSION**

Members expressed concerns about the following items:

* + **Trees falling on properties** – Trees that present hazards from one property to an adjacent property must be addressed between the affected property owners.
	+ **Trash on lots (specifically cars)** – If on the easements, board members may help. If on the lots themselves, the complainant must work through the owner of the subject lot.
	+ **New mailboxes** – Becky Jones reported that at a recent Townhall Meeting mailboxes were a topic of discussion and that there is a Congressional Review of the Post Office. This did not engender a warm response from the Post Office.

**APPROVAL OF THE 2023-24 BUDGET**

**BE IT RESOLVED,** that in future years fifty percent (50%) of transfer fees be allocated for common area improvement. Motioned by Becky Jones; and seconded.

The question arose whether it might be possible to make it less than fifty percent. The priority is road paving, in satisfaction of a board resolution passed some years ago, that one road per year would be paved.

The wisdom of allocating fifty percent of an unpredictable amount, and an amount that historically has been needed to fund basic expenses was raised. The motion was amended as follows.

**BE IT RESOLVED** that the motion to allocate funds from transfer fees for common area improvements be amended to reflect thirty percent (30%), beginning with the 2023-24 year, and extending into the future. These must be monies actually collected. Motioned by Becky Jones, and seconded. In a vote by show of hands reflecting 7 ayes and 18 nays, the motion failed.

The Board agreed to add a line item for “Reserve Funds” in budget proposals in future years. This allows flexibility to assure sufficient funds to meet vital expenses but raise the level of attention and attend to common area improvements when financially possible.

**BUDGET APPROVAL**

**BE IT RESOLVED** that the 2023-2024 budget be approved as presented. Motioned by Colleen Chumbley and seconded. In a vote by the association members there were 369 votes in favor, 11 votes against, with 39 abstentions. The motion passed.

**Obtaining a 501(c)(3) status** – Ruth Love volunteered to do the paperwork to establish a 501(c)(3) status for Ainaloa.

**ELECTION OF BOARD MEMBERS**

Members Colleen Chumbley, Stacy Kilhoffer, and Ruth Love were selected to tally the ballots. Results were as follows:

 Wendy Martin 369 votes

 Michael Pipta 488 votes

Two members who requested to appear on the ballot were not in attendance, therefore, votes cast in their favor did not count. They were

 Kai Holt 113 votes

 Shanel Lang 48 votes

**ELECTION OF OFFICERS BY THE BOARD**

For President: Randy Kilhoffer nominated Judy Haney, who declined.

 Randy Kilhoffer nominated Michael Dodge, who declined.

 Randy Kilhoffer nominated Wendy Martin.

 Michael Dodge nominated Randy Kilhoffer.

In a vote by secret ballot, Randy Kilhoffer was elected President for the 2023-24 year.

For Vice President: Michael Pipta nominated Judy Haney, who was unanimously approved.

For Secretary: Randy Kilhoffer nominated Joyce Harris, who was unanimously approved.

For Treasurer: Randy Kilhoffer nominated Michael Pipta, who was unanimously approved.

**ESTABLISHMENT OF ASSESSMENTS FOR 2023-2024**

To meet fiscal demands, the board set the new annual dues rate at $225 per year, or $18.75 per month. This is an increase of $2.92 per month over the present rate.

**ADJOURNMENT**

In a motion by Michael Dodge, seconded, and unanimously approved, the meeting was adjourned at 9:43 p.m.

Next regular meeting: Monday, May 1, 2023, at 6:00 p.m.

 Joyce Harris, Secretary