

**Ainaloa Community Association Board of Directors  
Minutes of Meeting held February 6, 2023**

**CALL TO ORDER**

The meeting was called to order at 6:05 p.m. by President Randy Kilhoffer.

**ATTENDANCE**

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

Guests present: Michelle Bond, Donna Chinn, Alana Jennings Dunn, Gerry Hanley, Susana Jennings, Becky Jones, Carol Kankosky, Ruth Love, Angelique Thompson, Daniel Zwayer

**AGENDA**

**Statements from guests**

There were questions concerning the following:

**Noisy generators.** A resident can seek help from the State Department of Health (Noise Section) at 808-586-4700.

**The sizeable increase in office expenses and accounting expenses, from 2021-2023.**

The Association is replacing its obsolete accounting system (no longer supported) with the purchase and migration to Quickbooks. This one-time investment is of a significant nature, both in capability and cost. The Association also replaced two outdated office computers, a printer, a postage meter, and a broken desk to help our office function more efficiently.

**Road maintenance on a member's soft-surfaced roads.** President Kilhoffer will investigate it.

**Creating a dog-walking area in our park.** We have explored this possibility in the past and have been informed by various insurance companies that they will not insure us against any liability that may come as a result of allowing dog walking on our grounds. Michael Pipta will inquire once again.

**A scrabble club.** A resident would like to form one and use the Longhouse to play. This could be organized on a similar basis to the chess players' arrangements, by making a request at the ACA office.

Becky Jones reviewed the Arts and Crafts activity held in early February, saying that the attendance was small, but the effort was well-appreciated.

Becky announced an addition of \$325.80 to the Family Activities Fund.

**Minutes** – Review of minutes of the meeting held on January 9, 2023.

**BE IT RESOLVED** that the minutes of the meeting held on January 9, be amended to reflect a change in the treasurer's report, as follows:  
The balance on hand in the Payroll Account was \$23,183.02 and the balance on hand in the Community Fund Savings Account was \$2,891.84. Motioned by Judy Haney, seconded, and unanimously approved.

## **COMMITTEE REPORTS**

**Treasurer's Report** – Michael Pipta submitted January expenditures. The balance in the General Account is \$459,593.77, and the Payroll Account is \$15,552.17. The Community Fund Savings Account holds \$2,891.96.

All bank statements are kept on file at the Association Office.

**BE IT RESOLVED** that the Treasurer's report be approved as presented.  
Motioned by Joyce Harris, seconded, and unanimously approved.

## **OLD BUSINESS**

**Update on repairs to playground bathrooms** – Wendy Martin reported that the materials are here and the work will be done on February 8. This expense will be charged to the General Maintenance account.

**Update on progress of TMC database to Quickbooks** – Board members who met on January 11 with accountant Nancy Kramer and bookkeeper Liz Fronte were satisfied with their willingness to accommodate all of our requests for the inclusion of data fields that will allow our billing statements to reflect all of the information that we need.

**Update on new security camera installation** – The new domed cameras will be installed next week.

**Update on annual meeting announcement and election of board members** – Ballots have been mailed and roughly 115 have been received back as of this date.

## **NEW BUSINESS**

**New tables for longhouse** – Four tables have been received, and more are requested.

**BE IT RESOLVED** that an additional six tables be purchased at a cost NTE \$600. Motioned by Wendy Martin, seconded and unanimously approved.

**Purchase of a new tractor** – President Kilhoffer would like to postpone a vote on this purchase until the annual meeting and the vote on the proposed budget. He asked for a person to head a committee to research tractor capacities, cost, and availability.

**Purchase of a new park lawnmower** – Wendy Martin will head a committee, including the Groundskeeper, to shop for a new park lawnmower and will bring the information before the general membership at the annual meeting.

**Ainaloa Budget Development Process** – Randy Kilhoffer explained that he mistakenly referred to the session to work on and finalize a proposed budget, held January 6, as a "Special Budget Meeting." It was not. It was simply the board's final fine-tuning of the line items to be formally presented to the membership at both the January 9 meeting as an information item, and the annual meeting on March 3 for discussion and approval.

There were suggestions that the ACA align its fiscal year with the calendar year, and the board exhibited an interest in doing so. This would entail a change in the By-laws, which is too large a project to be undertaken immediately.

**BE IT RESOLVED** that the item to change the By-laws be tabled until a future meeting. Motioned by Michael Pipta, seconded, and unanimously approved.

Questions arose:

Are transfer fees rolled into lien assessments? A: Yes.

How many mailboxes and parcel boxes will \$40,000 buy? A: Approximately 200.

Did we budget enough for termite extermination? A: Probably not.

Property taxes and GET taxes: Why are we paying any? A: Michael Pipta will research.

**Establishing a 501 (c)(3)** – Becky Jones has researched and has learned that it is not an easy thing to do. Does this go to a committee?

**Netcom Proposal** – Michael Pipta will research.

**Moving from PayPal to CardPointe** – There may be other options; Michael Pipta will research.

The Board moved to Executive Session at 7:58 p.m. to discuss a legal matter. No action was taken.

#### **ADJOURNMENT**

In a motion by Randy Kilhoffer, seconded, and unanimously approved, the meeting was adjourned at 8:11 p.m.

Next meeting: Monday, March 6, 2023.

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Joyce Harris, Secretary