

**Ainaloa Community Association
Minutes of Regular Meeting
September 5, 2023**

CALL TO ORDER

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

ATTENDANCE

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

Association members present: Hunter and Colleen Chumbley, Jessie Gonsalves, Becky Jones, Ruth Love.

STATEMENT FROM GUESTS

Becky Jones announced a September movie night scheduled for September 8 in the Longhouse, and the September yard sale the following day, September 9. She reported that the average proceeds from the June, July, and August yard sales, minus money for food and expenses, amounts to \$608.00.

APPROVAL OF MINUTES

Review of minutes of the special meeting held August 21, 2023.

BE IT RESOLVED that the minutes of the special meeting held on August 21, 2023, be approved as presented. Motioned by Michael Pipta, seconded, and unanimously approved.

COMMITTEE REPORTS

Treasurer's Report – Michael Pipta submitted the September treasurer's report. As of August 31, the balance on hand in the General Account was \$714,664.07, and the balance in the Payroll Account was \$20,474.40.

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

PayPal account – Michael Pipta announced that the PayPal account is finally closed and that a check for the residual funds has been received and deposited into the reserve account.

Delinquent dues policy and procedure – At a workshop on September 1, the committee further developed the procedures and scheduled a special meeting on September 11 to finalize a version that will be presented for attorney review, and finally to the board for approval at the October 2 board meeting.

OLD BUSINESS

Speed bumps for Macadamia Drive – In the interest of fairness the board agreed to order two additional speed bumps for Macadamia Drive, providing that the residents who live thereon pay for them. President Kilhoffer will learn the cost and the board will determine the placement of the new speed bumps.

BE IT RESOLVED that the board approve the addition of two additional speed bumps on Macadamia Drive, providing that the residents of that street bear the cost. Motioned by Ed Eisermann, seconded, and unanimously approved.

Interest on delinquent accounts

BE IT RESOLVED that effective July 1, 2024, interest on delinquent assessment accounts will be accrued at 1.5% per month, annualized at 18% per year, and that members will be notified of this change in the January letter from the board. Motioned by Joyce Harris, seconded, and unanimously approved.

Billing date change proposed - The January member letter that accompanies the announcement of the annual meeting and the proxy/ballot will explain that annual statements will be mailed during the first week of May 2024 and that the amount due on the statement covers the identical twelve month period (7/1 through 6/30) as in prior years. Only the billing and due dates are being changed to conform to the ACA by-laws.

Selection of realty company to sell Pearl Drive property – Selected by random drawing from a wide range of local realtors, Hank Correa Realty LLC was the first chosen, with Re/Max as the alternate company, with which to list the Pearl Drive property identified as 3-1-6-76-94.

Naming of Mailbox Strategic Planning Committee – Randy Kilhoffer, Wendy Martin, and Donna Chinn were identified as the participants on this committee, which will formulate a policy and procedure for paying for, assigning, and managing Ainaloa's mailboxes, now owned by the Association.

Shipping costs for adult swings for playground area – There was no new information with regard to these charges.

Paved walking area – mowing of long grass section – In attempting to mow the area surrounding part of the proposed walking trail, the Road Maintenance Lead has learned that the rocky terrain prevents safe mowing using our present equipment. President Kilhoffer will explore the cost of cinder to fill around and between the lava rocks, the cost of asphalt to pave the trail at a width of five feet, and the cost of fencing the border, and will report the results to the board.

NEW BUSINESS

Results of termite inspection – The inspection of the longhouse and the caretaker’s cottage was completed at a cost of \$576 and revealed that extermination is necessary.

Approve pest control company -

BE IT RESOLVED that Bowman Termite and Pest Management be contracted to exterminate termites from both the longhouse and caretaker’s cottage at a cost of \$5,426.64 and \$1,543.45, respectively, for a total cost of \$6,970.09. Motioned by Joyce Harris, seconded, and unanimously approved.

System for mailbox cost recovery - Cost recovery for the new mailboxes was briefly discussed. There are 192 new mailboxes, and 32 old mailboxes that have been restored to service. There will be one mailbox and one key issued for each lot involved. Should the property be a rental, the custodianship of the key will be decided between the property owner and the renter.

Longer-term financial details of any cost recovery method will be discussed in due course and presented to the board by the Mailbox Strategic Planning Committee. In the meantime,

BE IT RESOLVED that mailboxes be given to members at no charge upon proof of lot ownership and that the \$12,000 remaining from the \$40,000 budgeted for mailbox purchase be applied toward procuring additional boxes. Motioned by Ed Eisermann, seconded, and unanimously approved.

Selection of architect for design of mail house structure – President Kilhoffer has located a licensed architect who can accommodate our need for drawings for a new mailhouse structure. There are existing drawings, which possibly may be shared with this architect. This matter will be addressed at the October board meeting after the existing drawings have been reviewed.

Association Office – Ed Eisermann suggested that greater trust should be placed in the ability of our very capable office staff to prudently conduct office business and that we curb any tendencies to micromanage.

Nominating committee for 2024 election of board members – Joyce Harris reminded the board that developing a slate of nominees for the 2024 election should begin and asked if the board wanted to select a committee to recruit candidates, or to just open nominations to any interested member. The board chose to open the nominations and to use the combination proxy/ballot system utilized in 2023.

Social media presence for Ainaloa subdivision – Becky Jones suggested that the board consider beginning a social media site such as a Facebook page, as a communication medium for Ainaloa residents.

The board would like to see the Association’s web page put to greater use in communicating community activities, board discussions and activities, and policies and procedures that directly affect the lives of members. The board would like for our office staff to be able to post to our website. Michael Pipta will learn why our web page maintenance provider is the only entity that can effect change on our website and report to the board at the October meeting.

Introduction of Hiring Policy – Joyce Harris presented board members with a draft of the ACA hiring policy and asked the board to review it and be prepared to vote on it at the October meeting.

ADIJOURNMENT

In a motion made by Ed Eisermann, seconded, and unanimously approved, the general meeting was adjourned at 8:24 p.m.

Next regular meeting: Monday, October 2, 2023, at 6:00 p.m.

Joyce Harris, Secretary