

**Ainaloa Community Association
Minutes of Regular Meeting
January 8, 2024**

CALL TO ORDER

The meeting was called to order at 6:01 p.m. by President Randy Kilhoffer.

ATTENDANCE

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

Association members present: Adam Broad, Becky Jones.

STATEMENT FROM GUESTS

Becky Jones reminded members of the Petfix Hawaii Spay and Neuter clinic at the Longhouse on January 9, the Neighborhood Watch meeting, also on January 9, movie night on January 12, and the Ainaloa Yard Sale on January 13.

APPROVAL OF MINUTES

Review of minutes of the meeting held December 4, 2023. Amendments included a reference to former board member Wendy Martin's reason for resignation. Also amended was a notation that residents of Macadamia are partially self-funding their additional speed humps.

BE IT RESOLVED that the minutes of the meeting held on December 4, 2023, be approved as amended. Motioned by Michael Dodge, seconded, and unanimously approved.

COMMITTEE REPORTS

Treasurer's Report – Michael Pipta submitted the January 2024 treasurer's report. As of December 31, 2023, the balance on hand in the General Account was \$732,753.22, and the balance in the Payroll Account was \$20,482.58. The balance in the Community Fund Savings Account was \$4,147.13.

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

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

Incidental Expenses

BE IT RESOLVED that December 2023 incidental expenses for mailbox construction, caretaker phone bill, and road maintenance supplies in the amount of \$251.44 be approved. Motioned by Judy Haney, seconded, and unanimously approved.

OLD BUSINESS

Quote on speed humps for three roads in question –Speed humps for the Longhouse gate, Ainaloa Way, Kuleana Drive, and Macadamia Drive have been purchased and installed, with Macadamia residents providing partial funding for their speed humps, as amended in the December 4 minutes.

Update on mailboxes – Mailbox assignments have continued. There are currently 24 new mailboxes and 32 refurbished mailboxes remaining. There are between 41 and 44 properties that will receive a first Notice of Termination of Mailbox Use.

BE IT RESOLVED that the first Notice of Termination of Mailbox Use be mailed to these 41 to 44 properties. Motioned by Ed Eisermann, seconded, and unanimously approved.

Paved walking area around Ainaloa’s park and playground – President Kilhoffer reported having received a total of five bids on this proposed project. Considered a worthwhile project, this item will be added to the 2025 budget.

BE IT RESOLVED that the 2025 budget include a line item for fencing of the park and playground area. Motioned by Ed Eisermann, seconded, and unanimously approved.

Shipping costs for adult swings for playground area – Michael Dodge reported that the most recent quote for the shipment is \$3,337.33.

Policy and Procedure Manual – Easement Maintenance

This item will be discussed at the February 2024 meeting.

BE IT RESOLVED that the proposed Easement Maintenance P & P be tabled until the February 2024 meeting. Motioned by Michael Dodge, seconded, and unanimously approved.

NEW BUSINESS

Architectural plans for the mailhouse structure – President Kilhoffer reported that we will receive notice from the County of Hawaii concerning a setback variance to properly locate this structure.

Water filtration system for the Longhouse – The board chose from three available options to accept the quote from Water Works in Hilo.

BE IT RESOLVED that the board accept Water Works’ quote NTE \$701.59 for the equipment and installation of the UV bulb and related materials. Motioned by Ed Eisermann, seconded, and unanimously approved.

Filling of vacant board position –

BE IT RESOLVED that the board elect Association member Adam Broad to fill the open board position on an interim basis, until the annual meeting on March 4, 2024. Motioned by Michael Dodge, seconded, and unanimously approved.

Tenting of Longhouse and Caretaker’s Cottage – The tenting for termites is scheduled for March 7 and 8. Michael Pipta will explore local Air B&B’s to house the Cottage residents during these dates.

ADJOURNMENT

In a motion made by Ed Eisermann, seconded, and unanimously approved, the general meeting was adjourned at 7:48 p.m.

Next regular meeting: Monday, February 5, 2024, at 6:00 p.m.

Joyce Harris, Secretary